

# Gwennap Parish

## Neighbourhood Development Plan

An Blu Lann-Wennap  
2019 - 2030



## Your Parish, Your Choice!

Local Landscape Character Assessment

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## Foreword

This local landscape character assessment was prepared during 2017 by volunteers led by the Gwennap Parish Neighbourhood Development Plan Landscape Character Core Group with assistance during Stage 1 (training) from Cornwall Council's Landscape Officer. The final document was compiled by a parish resident who is also a chartered landscape architect with experience in landscape character assessment.

The area being assessed is contained within the Parish boundary as shown in Figure 1.

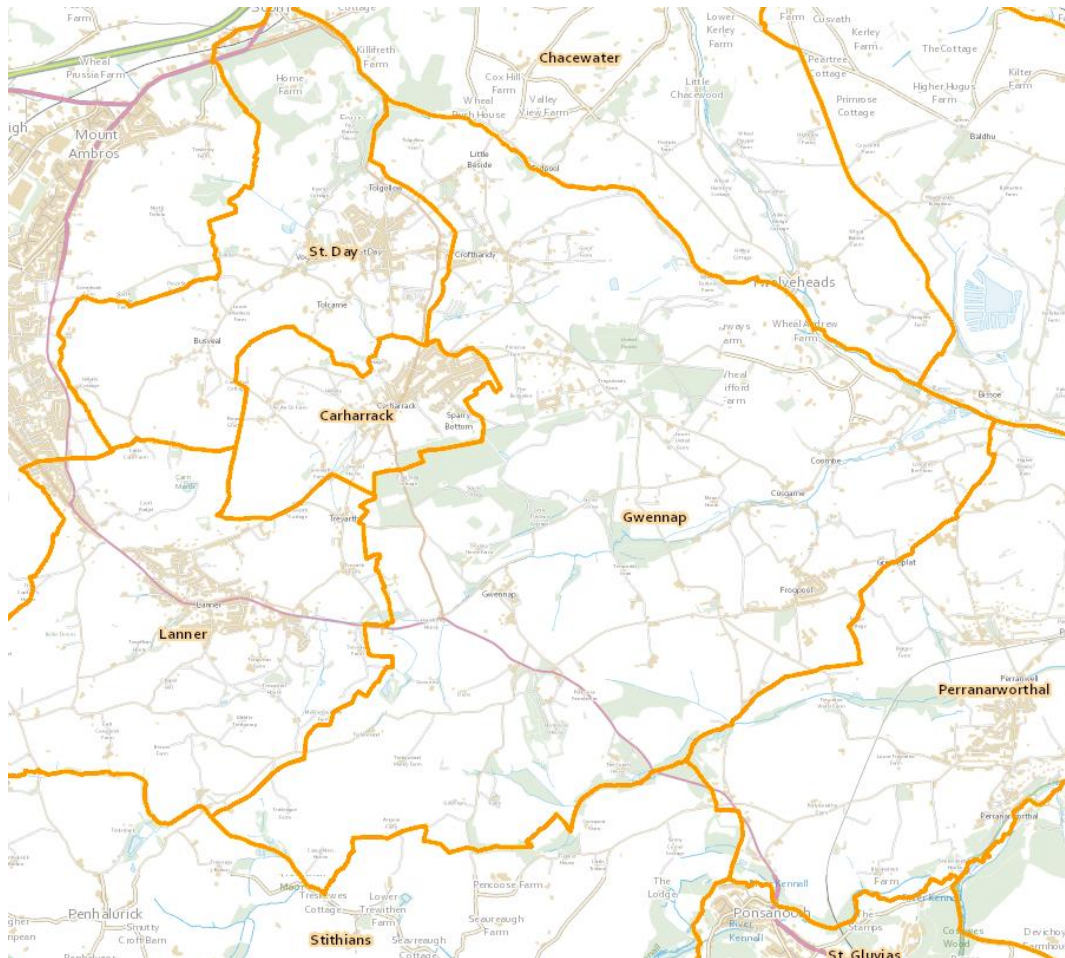


Figure 1: Gwennap Parish LLCA Area (extract from Cornwall council online mapping)

The purpose of the document is to provide a detailed record of Gwennap's local landscape character to support the policies and design guidance provided by the Parish Neighbourhood Development Plan. It is also intended to provide an additional layer of information for developers to consider in the development of their proposals for sites within, and within the setting of, the Parish in order to ensure that they are able to effectively reference local landscape character in design and successfully integrate development with it. The nature of landscape character will mean that in some locations around the Parish boundary landscape character types will continue into adjacent

parishes. As such, when being used in order to inform development proposals or evaluation of their accordance with local character and policy this LLCA should be read alongside those being prepared by our neighbours.

## **Introduction**

Gwennap LLCA was carried out following the process identified by Cornwall Council in their Local Landscape Character Assessment Guidance Note which essentially comprised:

- Set up of LLCA core group
- Training by Cornwall Council Landscape Officer (Kath Statham) Spring 2017
- Desk study – review of existing information, definition of key landscape character types, and identification of land parcels for assessment spring / summer 2017.
- Fieldwork – review of landscape character types within each land parcel, photography of key features and views summer / early autumn 2017 (notes appended).
- Collaborative review – several LLCA Core Group meetings during the desk study and fieldwork stages of the assessment to discuss findings and next steps.
- Draft LLCA – preparation of the draft LLCA document and mapping for presentation to the community at a series of road shows in late 2017.
- Final LLCA – amendments to draft document and submission to Cornwall Council as part of the NDP package.

Various sources of information were referred to in the preparation of the LLCA including:

- Cornwall and Isles of Scilly Landscape Assessment Cornwall Council 2007 <sup>i</sup>
- Cornwall landscape character best practice guide Cornwall Council 2011 <sup>ii</sup>
- Cornwall Council online mapping layers relating to landscape character, historic landscape characterisation, flood risk and rivers.
- OS 1:25000 base mapping

## Landscape Character and existing assessments

### 1.1. What is Local Landscape Character Assessment

An Approach to Landscape Character Assessment 2014<sup>iii</sup>, the industry standard guidance prepared by Natural England, states that "**Landscape character** may be defined as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse". Intrinsically linked to landscape character, but subtly different, is **landscape value**, an accumulated factor based on landscape quality, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and cultural associations. The presence of designations is an indicator of recognised value but does not mean that an undesignated area does not have value.

Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape and using this to define long term management guidelines and to inform the planning and design of development in line with these. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.

A large part of landscape character is visual character and amenity and the nature of the view. How it is experienced is defined by and defines the experience of landscape but they are still two separate concepts. Visual character and views require a receptor, someone to see them; landscape character is what it is regardless of whether there is anyone there to see it. For example, if an area of trees is felled in the centre of an ancient woodland it has an effect on the character of that wood changing it from dense tree cover to a woodland with a glade. If there was a public footpath running through the wood the felling may be noticed and also result in a visual effect, but if there is no path and no viewer therefore no visual effect, the landscape effect still occurs. This difference becomes of particular importance in the evaluation of effects of development on a piece of land.

Landscape character assessments have long been publically available at a national and local, county, level (see Section 1.2) but the nature of these assessments means that the areas within them are often large and the descriptions necessarily too broad to relate to smaller units of land such as parishes or smaller development sites. To address this, the Local Landscape Character Assessment level has been introduced as part of the Neighbourhood Planning process to capture landscape character at a more detailed level



and to effectively incorporate local knowledge and experience of it.

### 1.2. National and Cornwall landscape character within Gwennap

Gwennap is covered at a national level wholly by NCA 152 Cornish Killas<sup>iv</sup> and at a local level by CA10 Carmenellis (south western corner to Trebowland Manor Farm) and CA11 Redruth, Camborne and Gwennap (remainder of Parish) as shown in Figure 2.

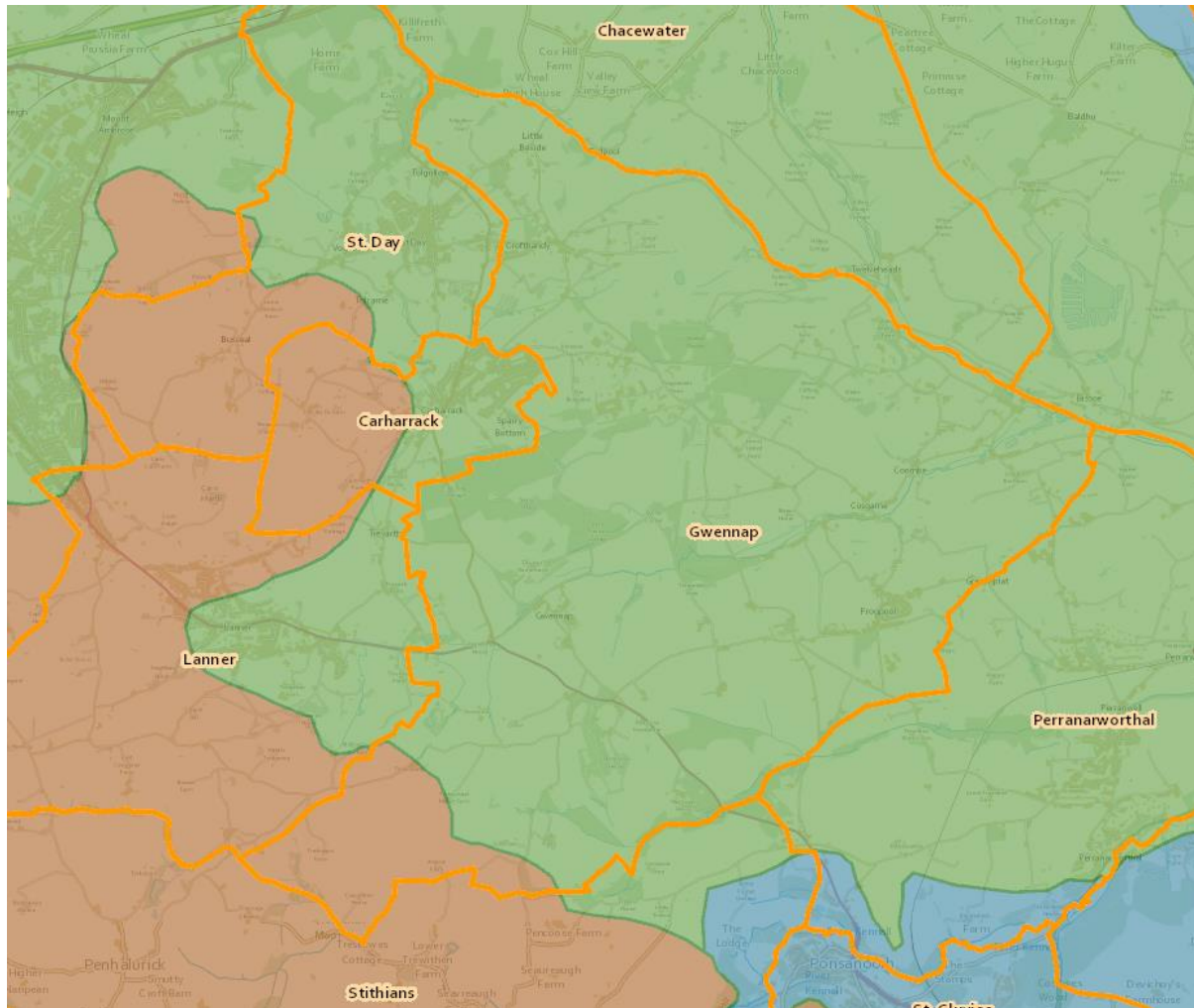


Figure 2: Cornwall Character Areas covering Gwennap (extract from Cornwall council online mapping. CA10 russet, CA11 green)

**NCA152** covers much of the Cornish landmass around the central granite outcrops and as such its description is largely too broad to refer specifically to the Gwennap landscape though its key characteristics relating to the *'undulating shillet (shale) plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times', 'broadleaved wooded valleys', 'important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites', 'dispersed settlement pattern of hamlets, farmsteads, historic mining villages...often formed of simple, austere buildings, with*



*nonconformist chapels and wayside crosses’, and ‘Lowland heath, wet woodland, wetland, scrub and unimproved grassland complexes, which are common and are sometimes associated with areas of past industrial activity’, are all evident to the casual observer. Within the NCA description are Statements of Environmental Opportunities of which SEO1 (habitat management) and SEO2 (heritage management) as well as several of the Landscape Opportunities apply within Gwennap.*

**CA10** is an undulating upland granite plateau covering much of the land south of Redruth towards the Helford and Fal Rias including the southern edge of Gwennap between the A393 and Stithians. **CA11** is a particularly large area of small scale rolling landscape with underlying slates and siltstones stretching from Camborne in the west to Truro in the east and Feock to the south. Table 1 summarises their key features and relates them to the Gwennap landscape. Analysis of the existing character assessments supports the need for the Local Landscape Character Assessment as it is apparent that, although many of the features of the larger areas are evident across the Parish, they are not immediately relevant and that many of the landscape’s key features, as well as the pressures experienced within the Parish, are not specifically identified in the higher level assessments.

Cornwall CAs are further subdivided into Landscape Descriptions Units (LDUs), which have a stronger relationship to the physiological characteristics of the landscape. These are illustrated in Figure 3 and summarised in Table 2. The extents of the LDUs are more easily interpreted on the ground and form the starting point on which the Gwennap landscape character types (GLCTs) are based.

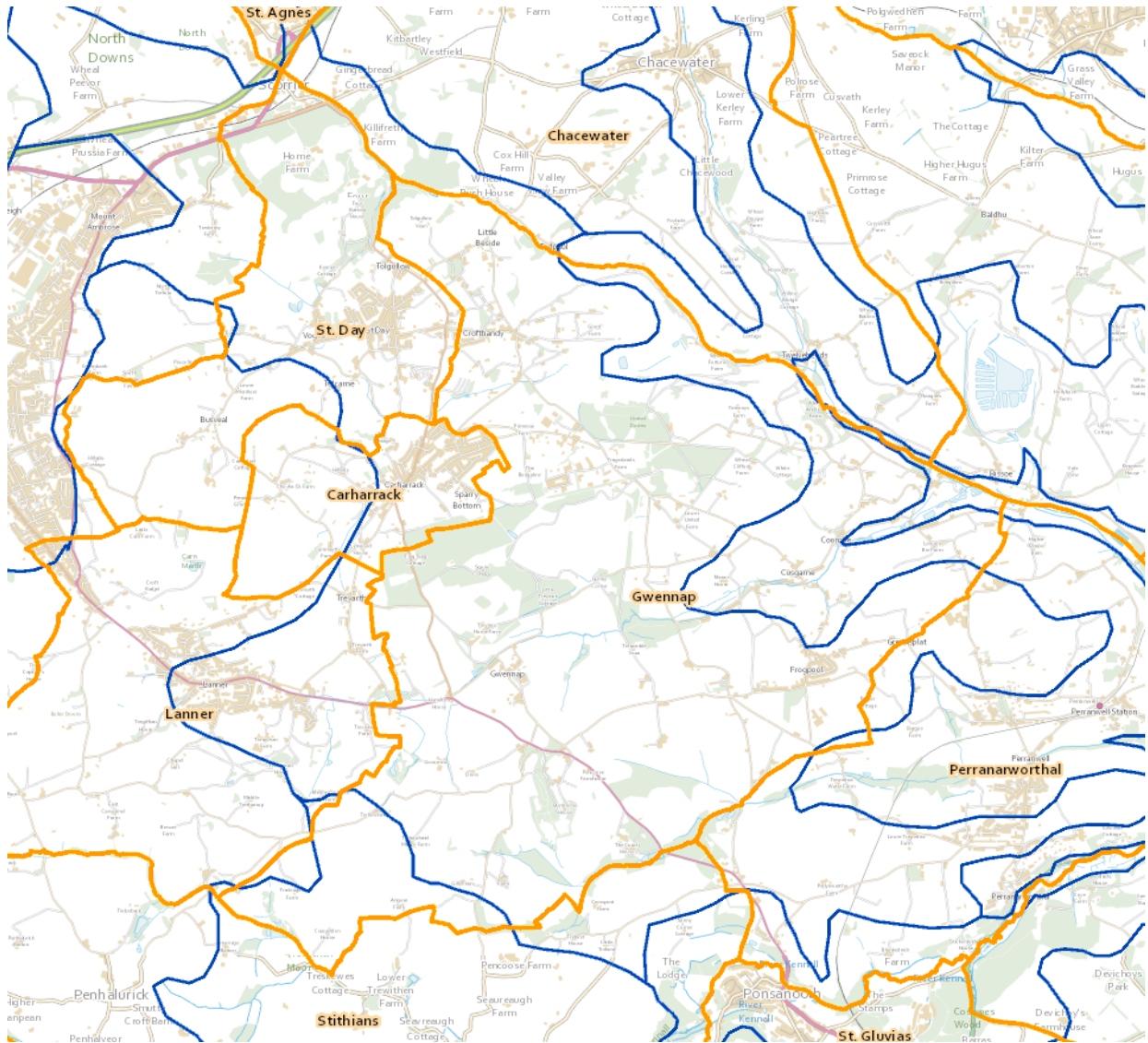


Figure 3: LDUs covering Gwennap (extract from Cornwall Council online mapping) summarised from west to east in Table 2

Table 1: Cornwall Character Area key features within Gwennap

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
<b>Geology and soils</b>	Upland granite, occasional rock outcrops, improverished humic soils.	Devonian slates and siltstones with secondary intrusions of mineral-rich material adjacent to the granite massif of Carnmenellis with shallow hard rock soils. Geology resulted in intensive extraction of tin, copper, lead, zinc and iron across the area and definition of modern landscape.	Poor soils across much of Parish. Penventon Quarry and granite outcrops south of Burncoose. Extensive mining remains across the Parish more obviously in the north.
<b>Topography and drainage</b>	Exposed, elevated gently undulating plateau, land drops away at the edges. Small streams which drain the plateau become incised and significant at the edges of the granite.	Rolling landscape with topography and land use closely related to geology with two catchment basins streams within which form incised narrow valleys emphasising the rolling nature of the landscape and feeding into larger rivers.	Local ridge north of Cascadden House and Tredeague Farm at 160m AOD dropping to north and Gwennap valley at 50m AOD. CA11 eastern catchment basin includes most of Gwennap with streams flowing to Carnon River. Valleys are well defined with Trewedna Water across the south of the Parish rising north of Skear Croft flowing east to Perranwell and the River Kennal, Gwennap stream across the centre rising at Comford flowing east through Cusgarne and Coombe to Bissoe, Wheal Maid Valley across the north from Wheal Jewel east to Twelveheads and the Poldice Valley along the northern parish boundary all draining into the Carnon River.

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
<b>Biodiversity</b>	<p>Mostly improved grassland/pasture with some arable. Many small fragmented semi-natural habitats at the head of and along small stream valleys including narrow areas of broadleaved woodland, scrub and bracken with areas of Wet Woodland, Fens and Purple Moor Grass and Rush Pasture. Remnant woodland, heath or wetland has survived or has developed on abandoned mine workings. Network of Cornish hedges form ecological corridors between the farmed land and the semi-natural areas.</p>	<p>Mostly grassland/pasture interspersed with arable and rough grazing. Small fragmented habitats – broadleaved woodland, bracken and scrub and wetland - along valleys especially around abandoned mine workings with some flora and fauna assemblages notified as SSSIs for bryophytes. Larger areas of woodland restricted to lower parts of valleys and estates. More sheltered Cornish hedges have much scrubby growth with mature trees forming a network of ecological corridors between the farmed and the semi-natural areas.</p>	<p>Majority of Parish is improved grassland and pasture.</p> <p>Woodland and associated habitats along valleys, particularly the Gwennap – Cusgarne valley.</p> <p>Larger areas of woodland around Scorrier, Burncoose and Trevince estates.</p> <p>Two SSSIs in Gwennap – Wheal Gorland covering 0.2ha between St Day recreation ground and Old Telephone Exchange of geological value and West Cornwall Bryophytes (Poldice Valley unit) covering 53.9ha associated with the former Poldice Mine from Poldice Terrace east to Hayle Mills of ecological value.</p>
<b>Land Cover</b>	<p>Dominant landcover improved grassland/pasture, unenclosed rough moorland areas with Lowland Heathland exist. Tree cover limited due to the exposed nature of the plateau. High rainfall and areas of poor drainage have allowed Wet Woodland and wetland to develop in the small stream valleys.</p>	<p>Modern land use and pattern heavily influenced by shaft mining history, main land cover is improved grassland and pasture with extensive disturbed areas colonised by scrub, bracken and heath. Small areas of woodland occur along the valleys with settlements a combination of former mining towns and dispersed but dense mining and rural settlement pattern elsewhere.</p>	<p>Landscape has strong evidence of mining history across Parish, dominated by pasture with recolonised heath and scrub particularly across United Downs and Wheal Maid. Settlements are defined by proximity to former mines or ancient villages with a strong working rural character.</p>

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
Land Use	Predominantly pastoral agriculture, some land in rough grazing. Medieval enclosure dominates in the lower areas but reduces on the main bulk of the upland area. Fragmented patches of rough ground either as unenclosed land of heath and scrub or as Recently Enclosed Land that has through neglect, reverted to scrub. Remains of tin and copper mining activity including structures and tips. Several large masts form major landmarks on the high points of the area.	Mix of medieval and post medieval enclosure overlaid with areas of disturbed or derelict land from earlier industrial activity. Farming is a mixture of pastoral and arable. There are mining smallholdings as well as estate land. Remnants of the mining industry with engine houses, tramways and bare ground tips can still be found. Some of this land is being reused for newer industrial purposes; other areas are regenerating to heathland.	Predominantly pastoral in medieval enclosures except in former mining areas where land is derelict, regenerating heath and scrub or plantation woodland (United Woods) and any fields are larger later enclosures. Numerous remnants of mining industry, some reused for new industry such as United Downs and Mount Wellington, leisure use at United Downs Raceway, some features such as wooded 'burrows' over old shafts within pastoral fields, some scrub and heath.

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
<b>Field and woodland pattern</b>	Extensive areas of Anciently Enclosed Land with small fields, mostly around the margins of the Landscape Character Area, and large areas of Recently Enclosed Land created on former rough ground during the eighteenth and nineteenth centuries, characterised by the straight-sided fields. Part of this Recently Enclosed Land is in the form of miners' smallholdings, each typically of around 5-10 acres. Cornish hedges form a network in the area, some with hedgerows but mainly turf capped stone sided banks. Woodland is broadleaved plantation. It is very limited and confined to the valleys and valley heads.	Small irregular fields of Anciently Enclosed Land predominate in more sheltered valleys and hillsides but a very large part of the LCA consists of exposed, marginal, former Upland Rough Ground, enclosed in post medieval period into the larger, straight-sided fields of Recently Enclosed Land. A particular feature of the latter is the areas of 'miners' smallholdings', marked out by a relatively dense but dispersed rural settlement pattern with a network of small lanes. The ornamental landscape of the former Scorrier estate lies within the LCA. Field boundaries are Cornish hedges. Many support significant scrubby vegetation and trees so that the pattern they create is strongly textured. In some areas field boundaries are deteriorating and are being reinforced in a haphazard way with wire and corrugated iron. Woodland occurs as seminatural in the valley bottom with estate plantations on the upper valley sides and over old mining areas.	Predominantly small irregular fields characteristic of a historic enclosure pattern with larger fields across higher ground around and over former mine sites. Unusual wider floodplain east of Gwennap with larger more regular fields. Manorial field pattern and design features around Cusgarne Manor still clearly evident as is estate and ornamental landscape around Trevince and Burncoose. Several areas of miners' smallholdings such as Crofthandy, and Hicks Mill. Network of narrow small lanes with tall hedged Cornish hedges connecting to the more managed hedges defining field boundaries. Woodland is a mix of seminatural along valley bottoms and heads with plantations around estates and across former mine workings.



	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
Settlement pattern	<p>Historic nucleated settlement with a number of enlarged medieval churchtowns such as Stithians and post-medieval industrial settlements such as Longdowns. Twentieth-century settlements developed substantially from small historic cores as between Lanner and Redruth along the A393. Outside the villages, the settlement pattern is dispersed with sheltered valley farmsteads relating to the medieval enclosures with the exception of the small villages associated with the extensive tin and copper mining. Buildings are generally small and basic with slate roofs and local stone walls. Houses are often grouped with other small outbuildings and tin sheds, the overall feel of which is ad hoc and generally degraded.</p>	<p>Predominant pattern in former industrial areas outside towns is of dispersed but relatively dense settlement based on farmsteads and miners' cottages. Some smaller villages based around double range farmhouses have undergone rapid growth, both during the busy industrial and mining period and more recently which have historic infill blocks forming clusters rather than having become linear settlements.</p> <p>Buildings range from farmsteads to small corrugated iron sheds, with derelict engine houses and other mining structures forming distinctive silhouettes on the skyline and other buildings of the mining and associated industries, together with the many Methodist chapels, forming significant built components in the landscape. Together these elements create a 'busy' landscape. Key building materials are killas and slate with render. Modern materials include brick and concrete block with roof tiles.</p>	<p>Dispersed but dense small villages and hamlets based on farmsteads such as Pulla Cross, and Fernsplatt, miners cottages at Crofthandy and Poldice Terrace and medieval villages such as Cusgarne and Gwennap. Twentieth century has tended towards conversion of agricultural buildings and modern estate infill development such as around Frogpool or individual plots with larger detached properties of generic 'contemporary' design. Traditional materials are slate roofs with local stone walls sometimes rendered and painted in a pale neutral colour. Houses tend to be four square or wider than they are deep. Farms and outbuildings are a mix of repaired historic structures featuring a variety of materials and larger timber framed and clad barns. Derelict engine houses form distinctive features on the horizon particularly along United Downs and the Wheal Maid and Poldice Valleys with capped shafts being localised features.</p>

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
Transport pattern	A393 runs north/south along the eastern edge of the area, A394 along the southern boundary and B3297 links Redruth with Helston. Remainder of the area is linked by narrow lanes with sharp bends created by following the rectilinear field boundaries and a significant number of tracks leading to isolated smallholdings or single dwellings off the road.	A30 dual carriageway with few junctions runs through the area, A393 skirts the area linking it to the south coast and the A39 runs on the southern extremity, B roads serve the closely spaced scattered settlements connected by numerous small lanes, many of them old mine tracks now used as bridleways.	A393 cuts across the south of the Parish from Penventon east to Pengreep, B3298 runs north from Comford through Trevince Plantations to Carharrack. Local routes include the 'top road' across the south of the Parish from Burncoose east to Frogpool and on to Perranwell, the road from Comford east through Gwennap to sunny Corner and on to Cusgarne, United Road from Carharrack east to United Downs and across to Mount Wellington, Cusgarne Hill from United Downs to the village, Coombe Lane from Cusgarne to Bissoe and the 'main road' from the B3298 at Crofthandy south through through the Parish across United Downs to Pulla Cross and on to the A393 at Pellyn Cross. Numerous smaller lanes – Higher Goongumpas, Trehaddle – relate to the area's mining heritage with a network of tracks and footpaths throughout the Parish including the Mineral Tramways route.

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
Historic features	<p>Former areas of Upland Rough Ground include earlier prehistoric ritual monuments including stone circles, standing stones and numerous hilltop cairns and barrows. The summit of Carn Brea is of very high importance, with a Neolithic tor enclosure and an Iron Age hillfort, a medieval hunting lodge and deer park. Traces of later prehistoric unenclosed settlements and field systems and of Iron Age and Roman-period defended farmsteads (rounds), the latter particularly around the margins of the area. Medieval churches at Stithians; Much evidence of former streamworking and mining activity for tin and copper, including engine houses, dressing floors and other features forming a key part in the World Heritage Site designation. Quarrying has also been important. The de Dunstanville / Bassett monument on Carn Brea dominates the skyline above Redruth and, with the nearby 'castle' is widely visible across mid and west Cornwall.</p>	<p>Dominant historic landscape character of this LCA derives from its industrial history, but there are significant earlier elements, among them large barrow groups on higher ground north of Carnon Downs and at Three Burrows and Two Burrows. Surviving traces of Iron Age and Roman-period defended farmsteads (rounds) across lower ground. Medieval churchtowns - Perranwell (Perranarworthal) and substantial areas of essentially medieval landscape in the form of Anciently Enclosed Land.</p> <p>Mining is the dominant element, - Gwennap once described as the richest square mile in the old world - and the most visible historic features are the remains of the mining industry including derelict engine houses, foundries, calciners, powder magazines, miners' cottages, tips, spoil heaps and Methodist chapels, railways and numerous mining tracks. The mines at Mt. Wellington and Wheal Jane have recently closed. Number of estates originally developed by the mine owners such as Scorrier, Burncoose, Pengreep and Trevince.</p>	<p>Trebowland Round (late prehistoric to Romano British with evidence of later use as a hurling ground) to south of Parish.</p> <p>Medieval farms and manors - Trebowland in the south, Cusgarne and Gwennap in the centre, Little Beside in the north - with associated field systems.</p> <p>Majority of area's historic features relate to its mining heritage, many of which may have obliterated earlier remains. Engine houses are frequent across the north of the Parish, shafts occur frequently in fields normally within wooded 'burrows', chapels at Crofthandy, Hicks Mill and Frogpool, and several mills, and a former candle factory (Pulla Farm).</p> <p>Estates with their associated ornamental and Barton farm landscapes include Burncoose and Pengreep in the south of the Parish and Trevince in the west.</p> <p>The Cornwall and West Devon Mining Sites World Heritage Site - Gwennap District covers much of the Parish, from the northern boundary south across United Downs to Carharrack and Hicks Mill and to the west from Trevince Plantation south east across Gwennap to Pengreep.</p>

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
<b>Condition</b>	Some land is in poor condition reverting to scrub in places. There is fragmentation and poor management of heathland and poor management of wetlands.	Generally the condition is good. Field boundaries are gappy and there is scrub reversion to the north. Derelict mining heritage areas are unmanaged. Settlement expansion is of poor quality in places.	Most of the area is in good condition with some field boundaries in need of repair. Derelict mine sites appear unmanaged (NB: Wheal Maid is in HLS) and required works to ensure features of value are retained. Untied Downs former landfill is a major degrading feature though undergoing restoration. Poor quality or inappropriate design is a detracting feature around some settlements such as Crofthandy and Frogpool.
<b>Pressures</b>	Changes in agricultural practice reducing management input- field rationalisation, intensification, new structures and diversification.  Suburbanisation of dispersed settlements.  Windfarm development.	Development pressure within and on the edges of settlement both small scale, cumulative and large scale.  Reversion due to lack of management in marginal farming areas.  Conflicting land use on despoiled mining land.	Changes in agricultural practice as farms diversify or are sold off in parcels.  Conversion of former agricultural buildings to residential use.  Increased development at United Downs.  Damage to landscape caused by illegal vehicle use of tracks and former mine sites and fly tipping.  Development pressure on edges of small settlements.
<b>Aesthetic and sensory</b>	Bleak and exposed landscape with a strong visual association with its history of poor farming and tin and copper mining, patches of rough ground, basic settlements and engine houses creating a melancholy atmosphere in the post-industrial age. It does, however, have an appealing remoteness despite the large number of isolated dwellings and telegraph poles, which seem overly dominant on the open uplands. In the sheltered areas there are some attractive valley farmsteads.	Very special, atmospheric landscape containing pockets which have been left to nature after mining activity and which consequently retain a peacefulness and remoteness that is lost in other parts of the area which are more built up. Though a confused landscape at first impressions, after exploration it reveals a wealth of local detail and much of interest. The wide extent of the former mining landscape is a reminder of the area's past importance internationally in the development of mining and engineering technology	A strongly working rural landscape with an enclosed character due to folding topography across lower ground and long views to the wider area including to Carn Marth from ridges. Its mining heritage is integral with a wide variety of features in every view, the north of the Parish defined by the Wheal Maid and Poldice valleys and the west by United Downs.  Despite its busy character and a history shaped by industry and development, the area is tranquil and has a timeless quality.

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
<b>Distinctive features</b>	The most distinctive features are the Cornish hedges and hedgerows enclosing the small, irregular field pattern of permanent pasture, the dispersed settlement pattern with mining associations of modest cottages and terraces, the engine houses, narrow rural lanes and woodland in valleys. Carn Brea is visible for many miles around. The communications mast at Four Lanes is prominent.	The most distinctive features are the remains of the mining industry including derelict engine houses, tips, mining tracks and Methodist chapels. These create a complex, small scale landscape. Carn Marth; Gwennap Pit and the railway viaducts are other impressive features.	The most distinctive features are remains of the mining industry including the Wheal Maid Valley, United Downs and Burncoose as well as the wealth of associated structures and buildings which supported the mining communities. A strong network of Cornish hedges, defining roads and field boundaries, as well as the estate woodland around Burncoose and Trevince and the plantations across United Downs give a strong wooded character.
<b>Visions and objectives</b>	<p>An upland area with a remote landscape character that is being eroded by clutter of overhead wires and isolated dwellings. Patches of the original upland rough ground still exist amongst the irregular yet distinctive field pattern.</p> <p>The objective must be to conserve the remote landscape character and the cultural features of the landscape.</p>	<p>This is a very busy landscape with the extensive urban development in the west of the Landscape Character Area and the main communications corridor of the county. The eastern portion is more pastoral but everywhere there is the legacy of the mining industry making it the core of the World Heritage site.</p> <p>The objective must be to conserve and enhance the historic mining heritage of the area whilst ensuring that development continues and is well integrated into the landscape.</p>	<p>A working rural area with integral mining heritage across an evidently older landscape.</p> <p>The objective must be to conserve the variety and depth of valuable heritage features from prehistoric and medieval to recent mining sites within a predominantly medieval field pattern still in productive agricultural use and to integrate development without stifling viable communities with improved accessibility/facilities as well as increased tourist/visitor promotion.</p>

	CA10 Carnmenellis	CA11 Redruth, Camborne and Gwennap	Within Gwennap
<b>Planning and Land Management Guidelines</b>	<p>Manage the historic features of the World Heritage Site in particular and improve interpretation in places.</p> <p>Maintain and repair Cornish hedges, hedgerows and stiles using appropriate materials and methods of construction.</p> <p>Manage Upland Rough ground for biodiversity and archaeology.</p> <p>Encourage the planting of small woodlands and farm copses in sheltered valleys avoiding planting conifer plantations on high open ground.</p> <p>Develop design guidance to avoid incremental change to dwellings and development out of scale, pattern and landscape character.</p>	<p>Create a comprehensive development plan for the whole of the urban area as well as the villages to accommodate expansion and ensure integration with the landscape.</p> <p>Provide strong design guidelines for development differentiating between those adjacent to large urban areas and those adjacent to small settlements.</p> <p>Conserve and manage the historic industrial landscape- particularly in the World Heritage Sites.</p> <p>Develop a strategy to encourage planting especially within the estates encouraging new woodlands as well as small copses and planting on hedgerows and field corners.</p> <p>Integrate new development and existing farm buildings into the landscape with carefully designed planting including Monterey Pine and sycamore.</p>	<p>Manage and promote understanding of historic features of all eras.</p> <p>Maintain and repair Cornish hedges, hedgerows and stiles using appropriate construction and plant materials and methods of construction.</p> <p>Develop a woodland management strategy within estates and across plantations encouraging new productive broadleaved woodlands with enhanced biodiversity value as well as enhancing 'burrows' within fields.</p> <p>Develop design guidance to integrate development within existing settlements and ensure appropriate scale, pattern and materials as well as identify appropriate none residential community and employment uses.</p>



Table 2: LDUs with Gwennap

LDU	Physiographic	Ground type	Cultural pattern	Landcover	LCA number	Area within Gwennap
163	Hard rock uplands	Impoverished soils on igneous rocks	Clustered with small farms	Secondary wooded pastures	CA10	SW corner from Trewithen Moor to Trebowland Manor Farm
174	Hard rock uplands	Shallow brown soils on hard rock	Dispersed with small farms	Secondary wooded pastures	CA11	Majority of Parish from Trebowland Manor and Gilly Farms in south west to Little Beside in the north, across Wheal Clifford to Greensplatt in the west and around Tresamble and Pengreep in the south east.
327	Hard rock slopes and ridges	Shallow brown soils on hard rock	Mining with small farms	Secondary wooded pastures	CA11	Across the north of the Parish from Todpool in the west to Twelveheads then south around Cusgarne to Lowarn Bre Farm and Mount Pleasant.
328	River valleys	Dry meadowland	Meadowland - small sized farms	Secondary wooded pastures	CA11	Northern boundary along Carnon River from Twelveheads in the west to Bissoe in the east and south around Coombe.

## Gwennap Parish's Local Landscape Character

Figure 4: Landscape features and key vantage points within Gwennap

### 1.1. Key landscape characteristics within Gwennap

Based on the analysis in Table 1 and supported by fieldwork, key characteristics of the Gwennap landscape as a whole can be summarised as:

- A **working rural area with integral mining heritage** across an evidently older landscape.
- **Poor soils with granite outcrops** in the south and **extensive mining remains** in the north.
- **High point in the south west** with **topography defined by stream valleys** flowing east towards Carnon and Kennal rivers. Unusual wider floodplain east of Gwennap.
- Majority of landcover is **improved grassland and pasture with woodland** and associated habitats along valleys and around estates. Former mine sites to north have large areas of **disturbed ground, regenerating heath and scrub**.
- Predominantly **pastoral land use with medieval field pattern**, larger field pattern and **areas of derelict land** across former mine sites to north and east of Parish. **Some reuse of mine sites** such as United Downs and Mount Wellington.
- **Estate and manorial field patterns** and design features around Cusgarne Manor, Trevince and Burncoose still clearly evident.
- **Dispersed but dense small villages and hamlets** defined by proximity to former mines or ancient villages with a **strong working rural character**. Traditional materials are slate roofs with local stone walls sometimes rendered and painted in a pale neutral colour. Houses tend to be four square or wider than they are deep.
- **Derelict engine houses and shafts** form distinctive features on the horizon particularly along United Downs and the Wheal Maid and Poldice Valleys.
- **Complex and busy transport pattern** with numerous small lanes, tracks and paths as well as local routes across and through Parish.

As a broad overview the Parish can be divided into the three main landscape character areas

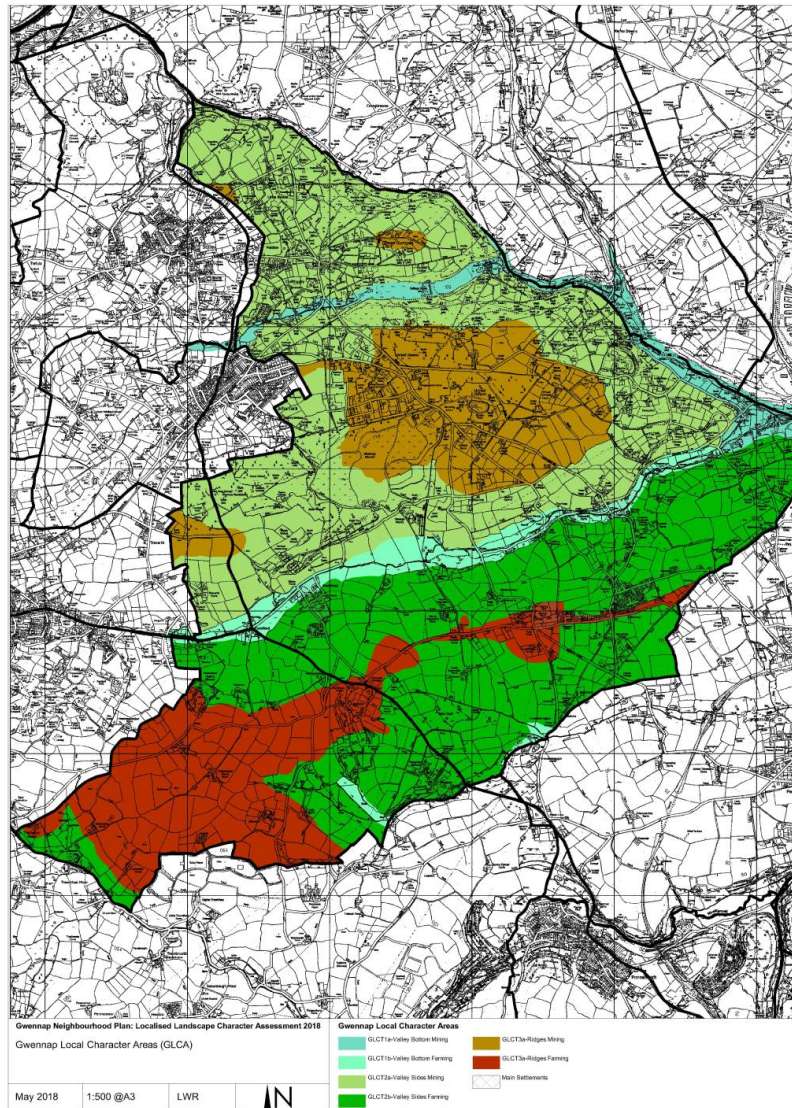


Figure 5 and outlined in Section 1.2. These are often used as a non-technical tool to interpret the overall perception of landscape character within a cultural/social geographical area as they are easier to engage with both in the field and remotely.

Within the Parish there is also a series of intrinsically different landscapes which can be grouped into the landscape character types described in sections 1.3 to 1.3.6 which were identified early on in the LLCA process as being defined by elevation and physical geography. Each LCT description begins with a list of locally recognised areas to assist the reader in locating the LCT followed by descriptions that have been structured to follow that of the Cornwall Character Areas and simplified to minimise repetition.



## 1.2. Gwennap Landscape Character Areas

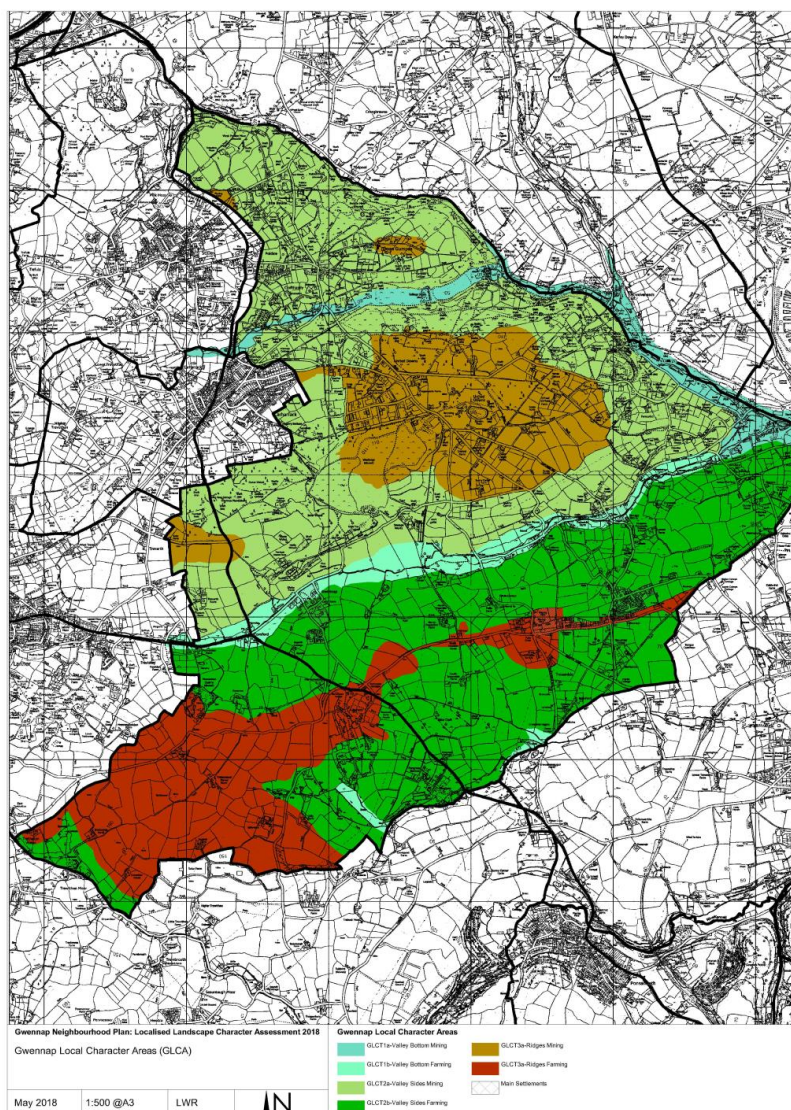


Figure 5: Broad outlines of distinct character areas within Gwennap Parish

### 1.2.1. Trebowland high ground



Figure 6: View across Trebowland north from PRow near Trebowland Manor Farm

Covering land around Trebowland Round and Burncoose House between Stithians and the A393 is a gently rolling landform across higher ground between 95 and 115m AOD. Higher ground is exposed, featuring the remains of an iron age round at Trebowland and mixed farmland within a small scale irregular field pattern (some larger fields created through hedge removal), at lower levels hobby farming and dense broadleaved woodland disguise small valleys. Fields and narrow winding roads are bound by tall Cornish hedges, on higher ground tree cover is sparser and windblown, on lower ground it becomes denser with overgrown verges disguising the granite facing and tree tunnels along lanes. Farms are scattered with a small cluster of properties around Gilly Farm and Gear Chapel, buildings are mostly local granite block with slate, solid in design and appearance. Footpaths are poorly managed, overgrown and underused. This is a very visually and aurally tranquil area with little light pollution, undisturbed and with a sense of enclosure or separation from the rest of the Parish to its north and Trewithen Moor to its south. Elevated ground is exposed and provides numerous long distance views from the high point at the Round, across the Lanner valley north to Carn Marth and across towards United Downs, towards Ponsanooth and Kennal Vale to the south

east and to Trewithen to the south west. Distinctive features in this area include Trebowland Round, solar farm, tree tunnels, Burncoose House.



Figure 7: View north from Govorow gateway across Comford to Trewarth



### 1.2.2. Gwennap - Cusgarne farmland and estates



Figure 8: View north from Tresamble road gate towards United Downs

Covering land across the central core of the Parish from the A393 north west from Gwennap to Cusgarne including Coombe valley to Hick's Mill, this is a landscape of working farmland within a small to medium scale medieval field pattern bound by mature Cornish hedges and farmed up to the hedgeline with landform gently rolling and folding between 30 and 80m AOD. Although there are some mine remains and numerous overgrown capped shafts or burrows within fields and on hedgelines, as well as many of the older buildings having a link to the area's mining history, this is not a landscape of derelict land and buildings as found more frequently to the north of the Parish. Woodland is spread along valley bottoms and up slopes with the estate woods around Trevince House and many linear woodlands along the older denser hedges. Farms are scattered but more numerous than to the south with several isolated residential properties and the villages of Gwennap, Frogpool and Cusgarne. Buildings are solid granite walls or cream rendered cob, and slate roofs with a few thatched houses along Trehaddle and Sunny Corner, there are some larger concrete block or timber frame farm buildings but none to a scale that is out of keeping with that of the landscape. To

the west is Trevince House overlooking Gwennap and the Parish church, Cusgarne Manor Farm lies central to the area with its medieval manorial field pattern still clear. The transport pattern features larger lanes including the B3298 from Comford to Carharrack, Tresamble ridge through the top of Frogpool, and the lane from Pulla Cross to United Downs, as well as numerous narrow lanes between hamlets and farms and former trackways. Public footpaths are well used with a mix of timber and stone stiles. This is a tranquil timeless area with a working, lived-in feel. Views out are limited, the majority are channelled along the valley or across it.



Figure 9: View south from Sunny Corner to Cusgarne



### 1.2.3. United Downs and Poldice mining valleys



Figure 10: View south west from Wheal Henry Farm gate (out of Parish) across Poldice Valley towards United Woods

Covering the land to the north of the Parish from United Downs and Hick's Mill / Bissoe north to the Poldice Valley and Little Beside this a rougher and more dramatic landscape than land to the south. Areas of rolling plateau drop steeply to narrow valley bottoms, many slopes bearing evidence of the intense mining activity across the area which is littered with derelict chimneys, engine houses, shafts, adits and other buildings. Hedges are dense across lower ground forming and linking to areas of broadleaved woodland along rivers and where old mine sites have become overgrown; across the higher ground they are sparse and lower, in places replaced by post and wire fences; the plantation at United Woods is a distinctive feature running along the ridge to the south of the area, separating it from the rest of the Parish. Fields are varied in size, generally larger on higher ground to the south and small elsewhere with an irregular pattern. There are a few small farms but the majority of properties are clustered around former mines at Little Beside, Todpool, Wheal Andrew and Point Mills with the small villages of Crofthandy to the north and Hicks Mill to the south. This is a landscape defined by its mining past, in settlement pattern, transport pattern, heritage assets and

topography as well as biodiversity with areas of derelict land, restored heathland, wet woodland and bryophyte sites.



Figure 11 - North from Cold Wind Cross to Twelveheads



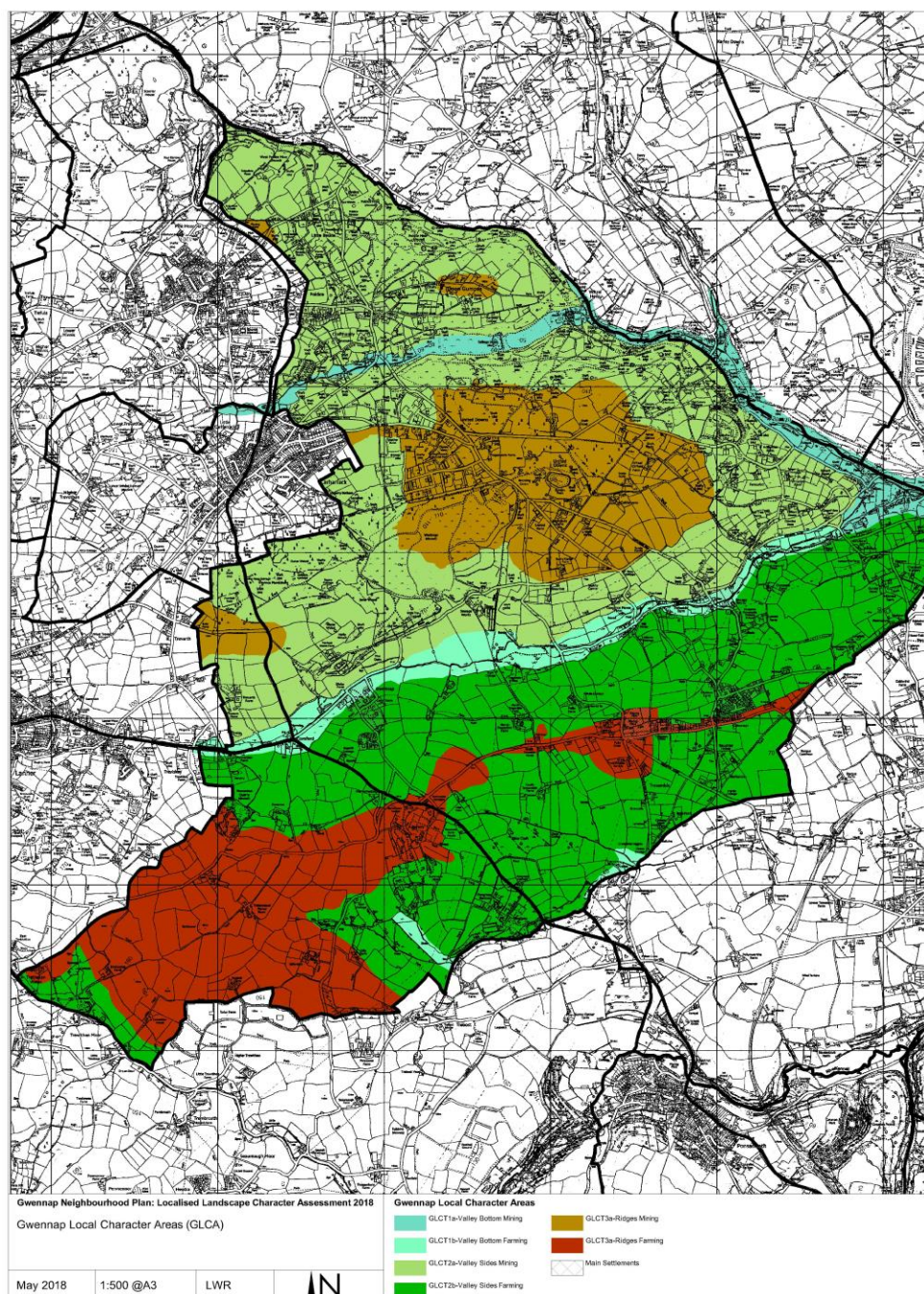


Figure 12: Gwennap Parish LCTs

### 1.3. Gwennap Parish Landscape Character Types

#### 1.3.1. LCT 1a Valley Bottom (former mining use)

Includes Poldice Valley, Wheal Maid Valley. Key characteristics are marshland, mining heritage, tranquillity, and accessibility.

## Topography and drainage

Land along the bottom of the valley is generally narrow and flat, sloping gently up to valley sides. Along upper reaches are several marked and unmarked mineshafts and adits.

Generally draining to the south east with the valleys converging at Twelveheads just north of the parish boundary and becoming the Carnon River which continues past Bissoe to Devoran Creek and out into the Carrick Roads. Character of the river is very seasonal being dry along upper reaches and slow flowing down river in summer becoming fast and fuller in winter.

## Biodiversity, Land cover and land use

Land cover and use (and resulting biodiversity) changes around Hale Mills with the section from Poldice Arsenic Works to Hale Mills being rock and sand becoming green marshland between Hale Mills and Twelveheads. This marshy area around Hale Mills also has some trees with a large area of permanent wetland at the eastern end of the valley.

Cornish hedges along the eastern side of the valley are covered with bracken and gorse providing wildlife corridors and supporting a scrubland habitat with derelict mining land supporting regenerating heath.

Much of the Poldice Valley falls within the West Cornwall Bryophytes SSSI, designated for the value of its copper rich soil, particularly on spoil heaps, in supporting rare and nationally scarce species of mosses, liverworts and bryophytes.

Mine shafts also provide valuable bat habitat.

Areas of Japanese Knotweed, Ragwort, Buddleia and Hebe are present throughout the valleys, assumed to be related to the disturbed nature of the ground.

Land use along the valleys includes some rough farmland and part of the Portreath – Devoran cycleway. The paths are also used by walkers and horse riders as well as for illegal off road vehicle use.

## Field and woodland pattern

Fields, where not overlaid by derelict mine sites, are small and irregular in pattern forming part of a system that relates closely to the contours of the various low 'headlands' being worked by farms on higher ground. Field boundaries are defined by Cornish hedges only featuring trees and shrubs along lower reaches of the valleys, where there is significant rabbit damage.



Woodland is generally located in shallow hollows, along the road connecting with the boundary hedges and around mineshafts. Along upper reaches of the valleys it is confined to hedges.

### Settlement pattern

There are no settlements along the valley bottoms, all buildings are pre 19<sup>th</sup> century and relate to the former mining use with clusters of arsenic works, shafts, etc., some visible, some hidden.

### Transport pattern

There are no roads along the valley bottoms, access is via the bridleways, footpaths (poor condition) and cycle trail (good condition) which are all well used. There are no stiles and there is occasional signage.

### Historic features

Covered by the World Heritage Site. Upper reaches of the Poldice Valley were used for streaming and providing water power to associated mine workings. Boundary stones, arsenic works and many other mining features are Listed.

### Condition

Many characteristics of the area are slowly degrading due to lack of management of the historic resource and the reversion of the derelict land to heath and scrub. Maintenance is carried out locally and by Cornwall Council.

### Aesthetic and sensory

The valley bottoms are very quiet, except when used illegally by motorcycles, with a remote and rugged or barren character, becoming greener along lower reaches, and very low light pollution. Watercourses swell in winter with some areas of flooding.

### Distinctive features and Views

The volume of mining features is a distinctive feature in itself with views out to Cusvey and Wheal Henry and the marshland around Hale Mills connecting to the wider area's heritage. Tree tunnels along the cycle trail are also distinctive.

### Pressures and forces for change

Lack of coordinated management could result in loss of historic features and value as a whole landscape. Access is in poor condition.

### 1.3.2. LCT1b Valley Bottom (working rural)

Includes Gwennap – Cusgarne Valley, Coombe Lane / Hicks Mill Valley, Trewedna Water Valley

#### Topography and drainage

Land along the bottom of the valley is generally narrow and flat, sloping gently up to valley sides. The exception is the section of valley immediately north west of Gwennap towards Trehaddle which is comparatively wider and flatter with a flood plain character. Coombe valley is narrow with steep sides becoming wider to the east around Hicks Mill as the watercourse joins the Carnon River at Bissoe. Trewedna Water Valley is very narrow with slopes folding steeply along it.

#### Biodiversity, Land cover and land use

Predominant land cover is pastoral (mostly cattle with some sheep) farmland with some used for grass crops thereby featuring a degree of seasonal variation. The ancient manorial fields of Cusgarne Manor are currently in use as grazing for horses alongside a series of biodiversity enhancements. Fields are bounded by hedge with dense tree and shrub cover, the majority being of Cornish hedge construction. Management varies by farm though cutting regimes are not so intensive as to appear to affect the potential for habitat value. Woodland along the valley bottom has been noted as a habitat for deer, with the remainder also home to stoats, badgers and foxes as well as abundant rabbits, with bats, owls, sparrowhawks and buzzards using the hedgerow network for roosting and hunting, with Tresamble Woods designated as a County Wildlife Site as well as the northern tip of Trewithen Moor CWES extending into the south of the Parish.

#### Field and woodland pattern

With the exception of the wider floodplain north of Gwennap where fields are larger (though still small to medium scale) the majority of fields along the valley bottoms are very small scale and irregularly shaped, their boundaries following contours and historic land holdings. Woodland, possibly ancient or replanted, is apparent to the west with a dense tree cover maintained along field and road boundary hedges east to Cusgarne and South to Trewedna Water. Hedges appear less dense with fewer trees along the Coombe valley, possibly related to a greater degree of historic mining activity. In both areas hedges do not tend to have buffers as the productive area of the fields is maximised and their construction includes stone facing or solid banking along the base.

#### Settlement pattern

Buildings do not tend to be located along the valley bottoms to the west, the cluster of properties along Trehaddle signify the beginning of the 'built up' section of the Gwennap – Cusgarne valley with

most being of a similar period and related to the use of the stream to power the mill workings. Cusgarne itself spreads from the valley bottom around Cusgarne Mill up the slopes along the lane through the village and is dominated by older properties of square cut granite or white / cream rendered walls with slate roofs. Coombe valley bottom has fewer buildings as does Trewedna Water.

### Transport pattern

There are no main roads along the valley bottoms with the section between Gwennap and Trehaddle having no vehicular tracks other than that which cuts across it between North Tresamble and the sewage works, and Trewedna Water Valley having no vehicle access. Trehaddle is a single track lane in poor condition prone to flooding with hedges or properties close to the carriageway along either side. The lane along Coombe valley is marginally wider and a more frequently used route connecting Cusgarne and Bissoe. There are few stiles along any of the roads, as where footpaths cross them they tend to be along old byways between farms and mines on the slopes and ridges, and no PRow along the valley bottoms themselves.

### Historic features

To the west around Gwennap there appear to be relatively few historic features, with the notable exception of the Parish Church, which is slightly elevated above the cemetery between it and the river. The majority of the properties along Trehaddle are older including the old corn mills, tucking mills (cloth) and an old furnace all evident on the 1<sup>st</sup> ed OS map. Along Coombe valley bottom historic features are concentrated to the east around Hicks Mill and Bissoe and are connected to the area's mining and arsenic works.

### Condition

Land along the valley bottoms is in the main well managed productive farmland or domestic gardens. A section of wet woodland at the western end of Trehaddle is in poor condition and has been subject to various unauthorised uses and flytipping.

### Aesthetic and sensory

Even in sections of valley with residential properties this is a visually and aurally quiet landscape, although there is occasionally some road noise spilling out from United Downs Raceway in the western sections and a greater degree of activity around Hicks Mill and Bissoe where the visual connection with the wider area is also greater. Pylons are a detracting feature around Cusgarne Manor as is the sewage works east of Gwennap but there are few other elements of infrastructure along the valley bottoms themselves. To the west United Downs is a dominant feature on northern

slopes with a new gas extraction facility on lower slopes, just below the new agricultural structures of Britannia Farm, contrasting with older barns across the area.

### Distinctive features and Views

Gwennap Church and Trevince House to the west; mills along Trehaddle and Cusgarne Manor; and the former arsenic workings east of Hicks Mill are all distinctive features and all related to the area's mining or industrialised past. Views along the valley bottoms tend to be channelled along the watercourses, where not foreshortened by densely treed hedges and areas of woodland. The wet woodland along the section of watercourse between April Cottage and Cusgarne Manor is distinctive for its sections of wet woodland and carr.

### Pressures and forces for change

Most of the land is actively managed for its productive value, and has been for generations, which is evident in its overall character. With developments in farming this may change as land holdings are broken up or diversified, which has the potential for adverse effects on the quality of the area's landscape and its overall condition or intactness.

New residential development is evident along the Coombe – Hicks Mill valley, which is in contrast to the traditional properties in materials and scale.

### 1.3.3. LCT2a Valley Sides (Former Mining)

Includes Poldice Arsenic Works to Twelveheads, Hale Mills to Cusvey, Wheal Maid

#### Topography and drainage

Valleys are steep sided dropping sharply from around 90m AOD to the valley bottoms at 30-40m AOD. The majority of sloping land has many ridges and features relating to its former mining use with the tailings dams along Wheal Maid valley and terraces interspersed with landslips along Poldice Valley. Water is evident everywhere, running off higher ground down to fast flowing narrow streams feeding into the Carnon River at Bissoe with some shallow hollows around the slopes being noticeably wet.

#### Biodiversity, Land cover and land use

Areas of woodland are generally small and within secluded hollows with some along paths and establishing on small pockets of scrubby ground on top of mining features, some areas of woodland are old though it is unlikely much ancient woodland remains given the extent to which land has been exploited in the past. The woods around Mount Wellington are subject to a TPO.

Cornish hedges are numerous along field, path and road boundaries as well as around mine sites, providing numerous habitats and connecting others including the bat friendly mine shafts and adits. Very small areas of Japanese Knotweed have been recorded across the area.

Land use is a mix of private domestic-scale fields, some in small scale agricultural, and well-used public paths and bridleways.

### Field and woodland pattern

Fields are small scale in an irregular pattern, where they remain or have been reinstated. Some are bounded by Cornish hedges which at lower levels have shrub and tree cover, others by post and wire, many are noticeably rabbit damaged with the extent and quality of management varying across the area. Areas of woodland are mostly in sheltered hollows though there are some overlying old mines.

### Settlement pattern

The majority of settlement within the former mining valleys is to the south with individual farms, holiday lets and small clusters of cottages dating to the 1700s, many featuring late 20<sup>th</sup> century extensions. Buildings are granite block walls or painted render with slate roofs, large gardens and granite features such as prominent gateposts. There is one small ruined cottage in the Poldice Valley, the remainder of buildings being scattered mine ruins and arsenic works (see below).

### Transport pattern

There are no roads in the Poldice Valley, only footpaths, trails and bridleways many of which though in regular use are in poor condition with erosion and flooding a frequent issue, there are no stiles and some gateways. To the south of the valleys there are narrow lanes winding along old mining routes, hills are steep and there are no footways, many lanes are connected by byways along old mine and farm tracks. PRow are maintained though with some sections in poor condition, all with stiles and a mix of modern and traditional signs and tourist information.

### Historic features

Poldice Valley is within the World Heritage Site on account of its collection of mining features and the arsenic works. Elsewhere the mining heritage is still dense with numerous features around Cusvey, Wheal Fortune, United, Nangiles and Mount Wellington with its modern steel sheds a local landmark.

## Condition

Much of the Poldice Valley is in poor condition with all mining remains in ruins and apparently lacking management despite their individual and collective value. To the south, where more land is in private ownership around houses or managed by councils, it is in good condition with well maintained paths and a high level of recreational use.

## Aesthetic and sensory

With the exception of some low level vehicle noise the area is calm and quiet with an intimate character to the south where fields are smaller and enclosed by walls with a slightly more exposed rugged aesthetic to the north. Seasonal change is apparent in the degree of tree / leaf cover and water levels. Light pollution is minimal.

## Distinctive features and Views

The mining legacy is the dominant distinctive feature of the area, there are few views in which remains do not feature or form the focal point. To the south there are some tree tunnels. Views are limited to those experienced along the valleys, to the north west there is a key view in from Todpool, to the south one from Wheal Henry Farm gate looking along the valleys in either direction.

## Pressures and forces for change

Flytipping on former mine sites is an issue as is illegal use of paths, trails and mine sites by off-road vehicles.

The continual reclamation of former mine sites by nature, as well as land slips and erosion, will result in an eventual change in character and potential loss of mining features integral to the area's historic and contemporary character.

Future use of sites for recreational or employment purposes, to retain an active use without losing heritage value, is needed in order to avoid loss of industrial character and historic assets.

### 1.3.4. LCT2b Valley Sides (working rural)

Includes Gwennap to Tresamble Vean, Pulla to Chelean, Cusgarne, Chycoose to Point Mills, Trewedna (north)

## Topography and drainage

Slopes are gently rising from the valley floor around 50m to the west and 25 to the east up to around 65-70m AOD to meet the ridges. Though the valleys tend to run west to east along the lines of larger streams flowing to the Carnon River or in the case of Trewedna Water to the Kennal (except

Trewedna which runs north west – south east) there are numerous smaller folds in their sides such as between Gwennap and Tresamble, through Cusgarne and just east of South Tresamble, formed by smaller streams.

### Biodiversity, Land cover and land use

Most of the land along the valley sides is working pastoral farmland, horse grazing or private gardens. Woodland is limited to Trevince and Old Woods in the west, and Skear Croft along the southern side of Trewedna Water to the south, with small wooded areas around private properties elsewhere. Several roadside hedges around Frogpool, woodland around Greensplatt House on the south eastern Parish boundary and an area of Outer Wood at Trevince are subject to TPO. Hedges are numerous running along field, road and path boundaries and generally have a dense mature tree and shrub cover on a Cornish hedge base, the extent of this cover gives the area a well treed character. The high level of tree cover and connectivity of green corridors creates a strong habitat network supporting a mix of flora and fauna.

### Field and woodland pattern

Fields are generally small to medium scale and with an irregular pattern, some slightly larger due to historic hedgerow removal on the closure of mine workings and reversion to productive agriculture being the area's principal industry. An exception to the irregular pattern can be seen around Cusgarne Manor where a larger scale, more regular layout, extends between the house and the road to United. Field boundaries are Cornish hedges with mature shrubs and numerous hedge trees, in places reinforced with post and wire to improve stock-proofing, and no buffers, so as to maximise productive land use.

### Settlement pattern

Old farms and cottages are scattered long the valley sides generally with buildings orientated along contours and facing across the valley. The villages of Gwennap and Cusgarne rise from road crossings up their valley sides along the lanes running through them with the southern end of Cusgarne all but merging with the older core of Frogpool. Older buildings are generally granite block or pale rendered cob walls with slate roofs, of a square solid construction wider than they are deep and set within large gardens or at the core of a farm complex with a higher proportion of larger properties in Cusgarne and Gwennap. More recent development within Frogpool is characterised by late 20<sup>th</sup> century white rendered bungalows, some dormer, within small plots.



## Transport pattern

The road network along the valley sides is defined by unclassified or C roads along narrow lanes with no footways, bound by tall hedges and often featuring tree tunnels as the lane climbs the valley side creating a wooded character when travelling along them. Though the B3298 runs through the west of the Parish between Comford and Carharrack, sunk between tall stone faced Cornish hedges and mature hedges for much of its length, it has little to differentiate it from other routes other than, in places, its width.

Public rights of way are frequent, some cross fields and often relate to historic routes between mine workings, others run along green lanes and trackways connecting mine sites and farms.

## Historic features

In comparison to the valley bottoms with their mill buildings and the occasional chimney, on ridges around United there are few upstanding mine working remains, most are capped shafts within overgrown burrows, though many of the older buildings have links to the mining industry including Trevince House, Pulla Farm (former candle factory), and St Aubyn's Terrace (next to the St Aubyn Estate's cobalt mine at Pulla Cross). Gwennap Church dates to the 15<sup>th</sup> century, Frogpool Chapel and Cusgarne School are also heritage assets. The valley sides also feature the remains of medieval manors at Trevince and Cusgarne.

## Condition

Land and landscape character across the valley sides is generally in good condition and well managed as it is in productive agricultural use or forms private gardens.

## Aesthetic and sensory

Despite the presence of overhead lines and large pylons as well as an increased number of houses and farm buildings all combining to increase visual noise, and occasional noise from the United Raceway, the valley sides retain a tranquil nature enhanced by the high level of tree cover which encloses views, and screens many built features, including the area's villages. This is an old landscape with little connection to the wider area and very low levels of light pollution.

## Distinctive features and Views

Wooded lanes; burrows within and on field boundaries; distinctive hedge trees; Gwennap Church and its strong visual connection to Trevince House; large granite gateposts; thatched cottages at Sunny Corner; parkland and estate woodland around Trevince.

### Pressures and forces for change

Potential loss of separation between Frogpool and Cusgarne through new development on the three fields between Chelean Farm and Highertown.

New development which doesn't respond positively to the scale of the landscape or older buildings or reflect materials used, relying instead on a more generic contemporary architecture.

Change in land use and agricultural practices resulting in subdivision of farms or loss of productive farmland character.

### 1.3.5. LCT3a Plateau and Ridges (forming mining)

Includes Little Beside, Crofthandy and Goon Gumpas, United Downs

#### Topography and drainage

Ridges have a relatively narrow plateau landform, dropping steeply to the valley sides and appearing high though they are at a similar elevation to those across the south of the Parish.

#### Biodiversity, Land cover and land use

A greater proportion of land along the ridgelines is farmed than along valley sides, though on a smaller scale than across the south of the Parish. Land is rougher and grazed, by cattle or horses with areas of scrub around field edges. TPOs are in place on several individual and grounds, mainly pines, around Crofthandy and Little Beside and the Wheal Gorland SSSI lies partly in the area to the west of Little Beside at the St Day crossroads.

#### Field and woodland pattern

Fields are generally small scale, either having been incorporated within or reclaimed from mines though there are some larger units, all with an irregular pattern. There are few areas of woodland although stands of Monterey Pines are common, the exception being the large extent of plantation woodland around United Downs extending from the Trevince estate woods along the south of the industrial estate to United Woods east to Wheal Clifford and north to Wheal Maid.

#### Settlement pattern

The main settlement in this LCT is Crofthandy, a small village with a mix of traditional stone cottages and houses and late 20<sup>th</sup> century houses. Little Beside is a collection of properties at the northern tip of the Parish, more closely related to the large village of St Day. Though indicated as a settlement, Goon Gumpas is a collection of properties around Goon Farm, similarly Cusvey is a

formed of a few older houses around Cusvey Farm and Mount Wellington Mine. Elsewhere there are isolated older cottages with land.

### Transport pattern

Roads along the ridges are generally wider and straighter with lower hedges and some sections of post and wire fence as well as lengths of wider verge. The main road running north – south through the parish runs across the United Downs ridge, running off this at Crofthandy are the narrow tracks to Goon Gumpas. Footpaths are frequent, following the routes of tracks connecting the old mine sites, several are also cycle and bridleways.

### Historic features

Historic features along these ridges are dominated by old mine sites – chimneys, engine houses, remains of stamp houses and shafts. Most are ruined, many overgrown and some with nothing above ground, although some are still in relatively intact condition.

### Condition

Though not as green as the south of the Parish, generally the overall condition of these areas is intact in terms of their rough downs character. Many hedges are in poor condition though and United Woods requires a more proactive management programme to improve its structure and ensure long term survival as trees reach maturity.

### Aesthetic and sensory

This is an upland downs area with a rougher more exposed and exploited character than the south of the Parish owing to the volume of mining remains. There is a sense of connection to land to the north east as well as the village of St Day the church tower of which is a feature in several views. The more exposed character and increase in industrial remains create a sense of activity through visual clutter, although it is still a relatively tranquil area.

### Distinctive features and Views

United Downs Woods; Wheal Clifford chimney; Mount Wellington shed and Woods.

Views from United north, and south from Wheal Henry Farm gateway across Wheal Maid. Views along the Poldice Valley from Wheal Henry Farm gateway.

## Pressures and forces for change

Dereliction of mining sites will degrade the area's character and sense of connection to former uses. United Downs landfill site restoration will have a defining influence on the character of higher ground visible across much of the Parish.

### 1.3.6. LCT3b Plateau and Ridges (working rural)

Includes Trevince, Tresamble – Pulla Cross, Frogpool, Chycoose / Greensplatt, Burncoose / Pengreep, Tredeague – Trebowland

#### Topography and drainage

Ridges are generally rounded, rising from around 90-100m AOD and often not wide.

#### Biodiversity, Land cover and land use

Whilst the majority of land is, again, in productive agricultural use, some areas along the ridges are more developed with the older properties forming the hamlet of Pulla Cross running into the more recent, mostly late 20<sup>th</sup>/early 21<sup>st</sup> century, development along the 'top road' of Frogpool. Hedges feature mature shrubs and trees with little differentiation between them and those lower down valley sides.

#### Field and woodland pattern

Field pattern along the working rural ridges is one of small scale around settlements increasing to medium scale and slightly larger to the west around the Tresamble holdings, all with an irregular outline. Field boundaries are defined by shrub topped Cornish hedges and though the majority are maintained as functional stock barriers rather than wildlife habitats they all feature occasional to frequent hedgerow trees with a variety of fauna supported throughout. With the exception of the old estate woodland around Trevince there are few areas of woodland on the ridges.

#### Settlement pattern

Noted above, the Tresamble holdings, Pulla Cross and Frogpool extend along much of the length of the southern ridge giving it a more developed character than elsewhere though with the majority of properties outside Frogpool being older and set within large gardens it retains an overriding rural character. The section of Frogpool along the ridge is defined by recently built larger bungalows and detached houses with little relationship to the older buildings in design or materials. Elsewhere, the area's rural character prevails along the ridges with relatively few properties and none breaking the skyline.

### Transport pattern

Roads along the ridges are mostly C or unclassified routes following slightly wider lanes than along the valley sides, occasionally with wider verges, and bound by shrub topped Cornish hedges with a high level of tree cover including some sections of tree tunnel. The exception is the A393 which runs along higher ground through the south west of the Parish before dropping to the valley bottom around Comfort. There are relatively few PRow along the ridges as these tend to cross valleys or follow contours lower down the sides.

### Historic features

Though the Parish's history is generally defined by mining, the ridges also feature a number of other historic assets. Trebowland Round forms the Parish high point to the south west; the Tresamble holdings relate to a medieval settlement (later manor); Frogpool Chapel stands at a crossroads on the southern ridge; Trevince estate woodland and home farm cover high ground to the west and Burncoose covers land to the south west.

### Condition

As with the valley bottoms and sides within the working rural LCTs the landscape condition is good as the land use is predominantly productive farmland. Some hedges could be managed less intensively to increase habitat value, provided that a balance with visibility along lanes is achieved.

### Aesthetic and sensory

The ridges are generally more exposed with a stronger sense of connection to the wider area as long distance views are experienced from footpaths and through gateways but despite their increased exposure the ridges are still a calm rural landscape with a sense of timelessness and tranquillity. The majority of areas have very little light pollution with the exception of the lighting around Rietfontein slaughterhouse, Richard Jory Playing Fields at Pulla Cross, and units around United Downs.

### Distinctive features and Views

Long distance views from a number of locations including Trebowland hill, Govorow Farm, Tresamble, Pulla Cross Playing Field, Cusgarne Hill, Sunny Corner and Hick's Mill Chapel.

The chimney at Clifford Mine, set against the backdrop of United Woods in views from the south is a distinctive feature, almost signalling the transition to a contemporary character more influenced by mining.

### Pressures and forces for change

Increased residential development, particular within Frogpool and around Hick's Mill that does not reflect local character



#### 1.4. Landscape capacity for new development

Landscape capacity is an evaluation of a landscape's sensitivity and value in relation to a specific development proposal in order to determine its ability to accommodate the changes resulting from those proposals without adverse effect. Landscape character is a fundamental consideration in determining landscape capacity. Whilst capacity for specific sites or development proposals cannot be assessed in a general study one of the principal uses for the LLCA was identified as being a tool for the evaluation of planning applications and to direct the location and nature of development within the Parish and it is in this context that the following general guidance on site selection and the nature of development is made.

Within Gwennap, the LLCA process summarised the prevailing character of the Parish as a working rural area with integral mining heritage across an evidently older landscape. Generally land to the north is defined by its historic mining use with areas described and instantly understood by their former mine names – Poldice, Wheal Maid, United, sadly Ale and Cake Mine is no longer as well known. Across the centre of the Parish the character is resolutely rural with dispersed farms and small villages all containing mining related remains and historic connections but retaining a greater connection to a working agricultural landscape that predates the mining industry. To the south the A393 severs the area between Burncoose and Trewithen Moor from the remainder of the Parish; here the connection is with the landscape around the village of Stithians and, although the estate landscapes around Burncoose and Pengreep are a result of the wealth of the local mines, the remainder of the area is an ancient agricultural landscape.

In terms of appropriate location for new development, with the exception of the established light industrial area at United Downs, this means that the majority of land within the Parish is not considered to have the capacity to accommodate new development without an appreciable adverse effect on landscape character either through the introduction of new built form or in the case of conversion of agricultural buildings through the consequential change in land use and management. Sites which are considered to be appropriate are therefore more likely to be associated with existing settlements and within their development boundaries. Detailed studies of the Parish's main settlements were not carried out as part of the LLCA as it was felt this could become overly prescriptive and stifle innovative design. Instead, each settlement was divided into segments from which an appraisal of the key views to and from the surrounding landscape enabled an understanding of how development around the development edge could affect key characteristics.

## **Gwennap**

A very contained small village of two parts, to the north the Churchtown defined by older larger properties fronting the narrow lane south to the 20<sup>th</sup> Century housing at Carn View. The relationship between the Church and Trevince House is of a high value in terms of landscape character and, although unlikely, any development around Glebe Farm and the road junction would result in a total loss of this. Development to the east of the village would have a detrimental effect on the undeveloped rural wooded landscape character and views from the east.

To the west of the village, between Churchtown and Carn View a small number of well positioned and designed buildings could be accommodated with fewer resulting landscape effects than elsewhere around Gwennap providing they were set within a strong landscape structure which protected the nature of views towards the village from Comford and higher ground to the south west.

## **Frogpool**

The older core of Frogpool around the Chapel and pub has long been overwhelmed by late 20<sup>th</sup> century development around Pencantol, Treneglos and Trelawney Estate as well as more recent larger properties along the top road to Perranwell Station all of which sit on higher ground and are a prominent feature in views from the north and on approach to the village via the top road from both Pulla Cross and Bargas. Development on the south western and western edges of the village would have a detrimental effect on the rural character of the surrounding landscape by creating the appearance of a built sprawl. Similarly development to the north east of the village would result in the erosion of any definition between the village and Cusgarne hence should be avoided.

Development to the south of the village around Tresamble Hill and Quakers Road would be inappropriate and not perceived as part of the village.

There is the potential to accommodate a small number of dwellings or other buildings, carefully designed to respond to their setting, on land to the east of Pencantol between it and the track east of Trelyn and the road from Bargas. This would read as part of the village, be in a sustainable location within it and not result in the erosion of the character of the surrounding landscape or amenity of key views thus resulting in fewer landscape effects than development elsewhere in or around the village.

### **Cusgarne**

The village of Cusgarne is well screened in most views due to its position within a well treed valley and can be understood to include the settlement along Trehaddle which has been the location for much of the area's development over the past few years. Despite its screened setting, there is limited scope to accommodate any further development within the village without adversely affecting its overall character.

### **Crofthandy**

Crofthandy appears on the map to be a very compact settlement set either side of the road from United Downs to St Day with a cluster of older properties around the former chapel to its east, the village halls in the middle and the more recent housing around Trewelm Lane to the west. In reality it incorporates settlement along Poldice Lane, Higher Goongumpas Lane, Lower Goongumpas Lane and the lane to Little Beside all of which is prominent on approach to the village from the south. Development to the south west is likely to appear to encroach on Wheal Maid Valley which despite being a former mining site has a more 'natural' appearance, whilst development to the north is likely to impact upon the character of and views around the upper end of the Poldice Valley.

It may be possible to accommodate individual properties on plots adjacent to or between existing dwellings on land to the south west between the new village hall and Poldice Lane depending on their scale, design and external landscaping.

### 1.5. Landscape management and development considerations

A recurring theme identified within this assessment is that the landscape of the Parish is one which, with the exception of the main settlements, is not suitable for development and, given its overriding working rural character, even in areas of former mining influence, is particularly susceptible to changes in land management. The following measures would assist in ensuring the long term maintenance of the area's character and condition without preventing positive use and enhancements of its many natural and man-made assets.

- Develop a management plan and programme for maintenance of historic features, including mapping and interpretation (physical and virtual) which could generate local employment.
- Improve access along the valleys through maintenance of existing paths and signage.
- Restrict and control use of trails and paths by off road vehicles.
- A series of management guidelines aimed at preserving the positive elements of the area's character, improving negative elements and avoiding inappropriate land use should be developed.

The Parish Design Guide should identify an appropriate palette of materials and scale or massing of development to minimise any adverse effects on the integrity of the area's character without stifling innovative design.

# Designated assets relating to landscape character within the Parish

MAGiC

Magic Map

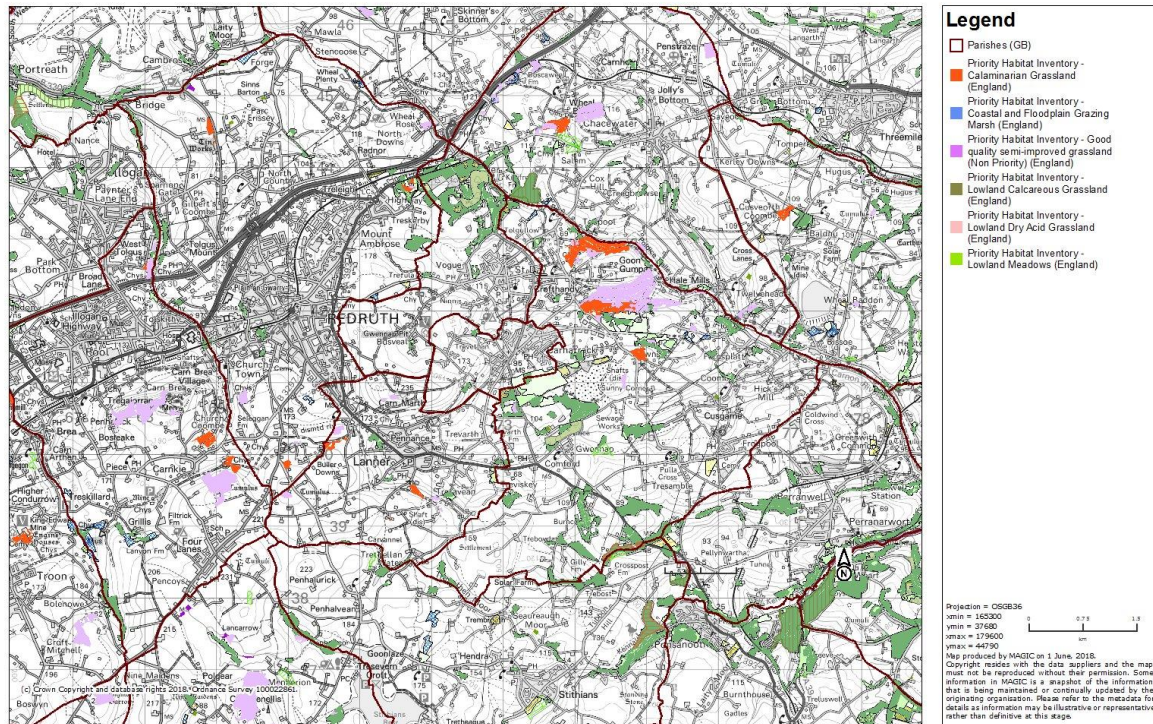


Figure 13: Gwennap's National Environmental Designations

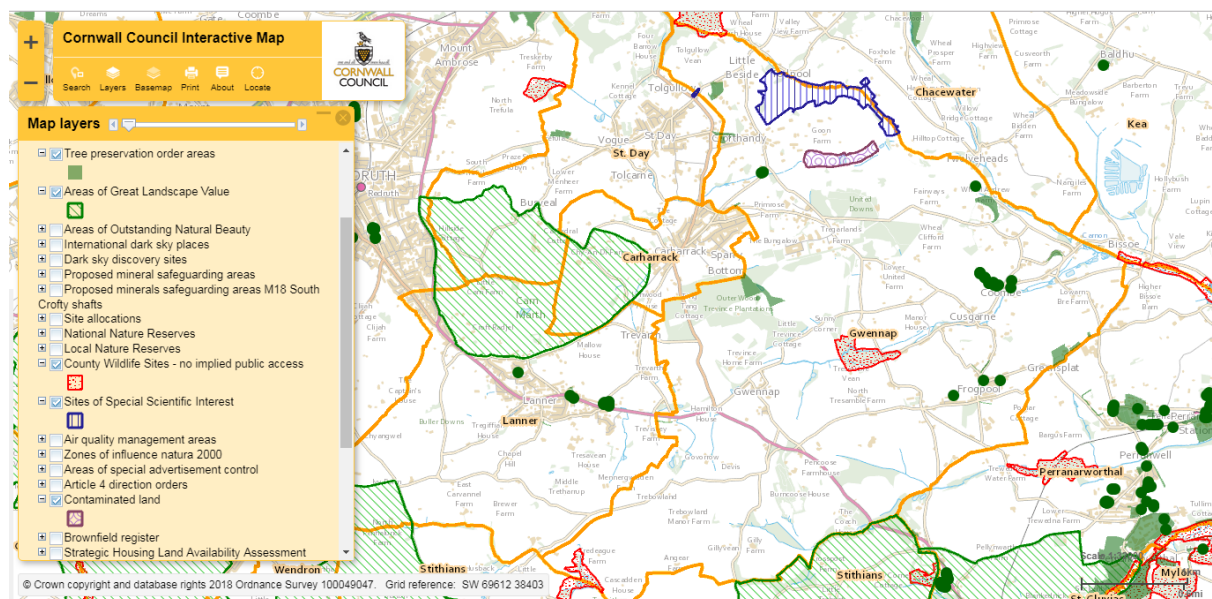


Figure 14: Gwennap's Local Environmental Designations



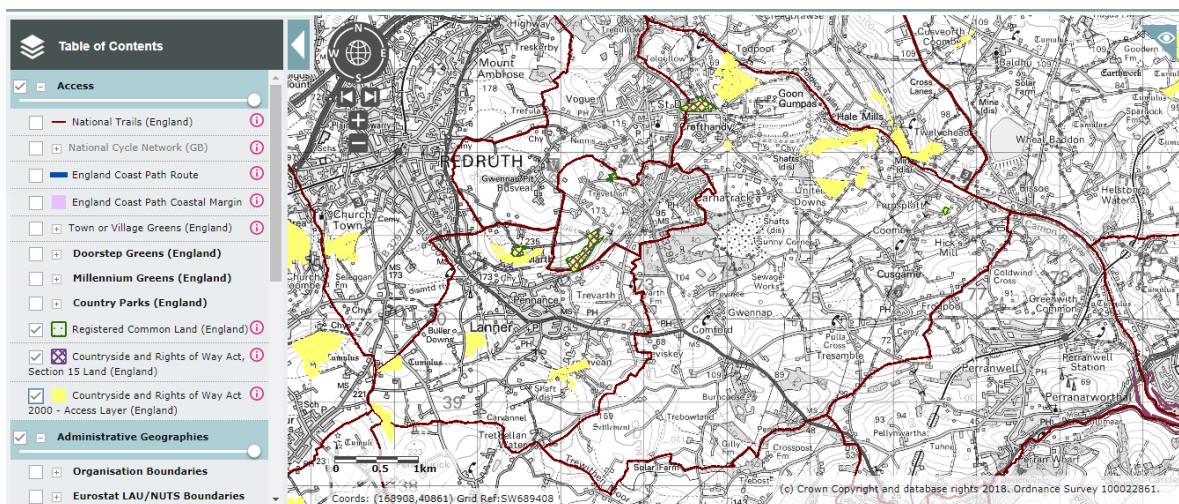


Figure 15: Gwennap's National Access and Amenity Designations

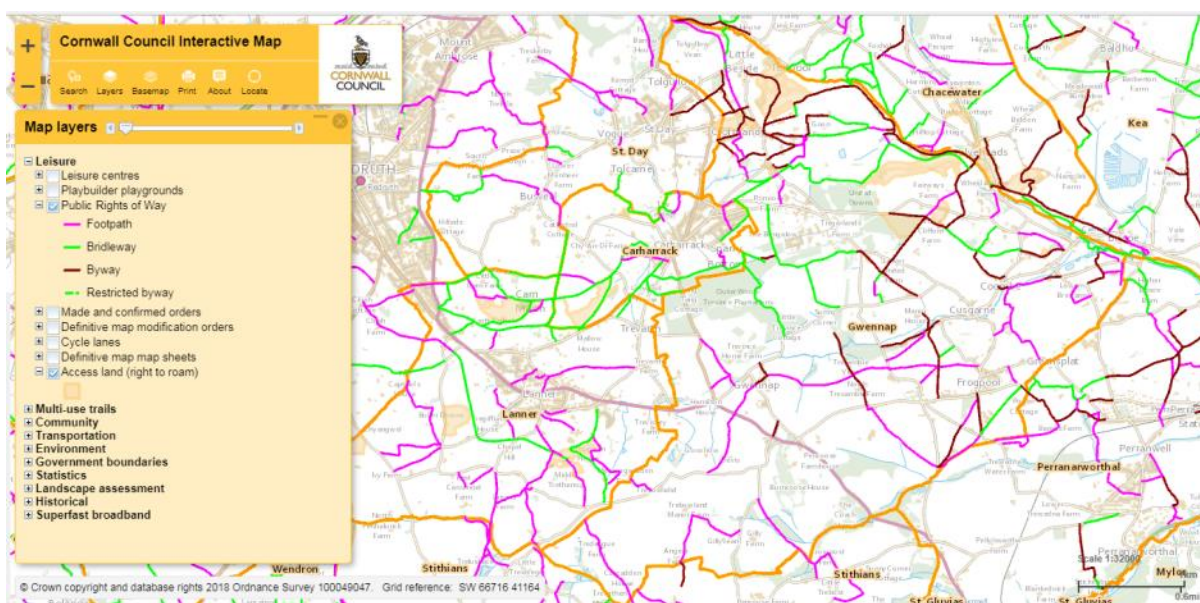


Figure 16: Gwennap's Local Access and Amenity Designations



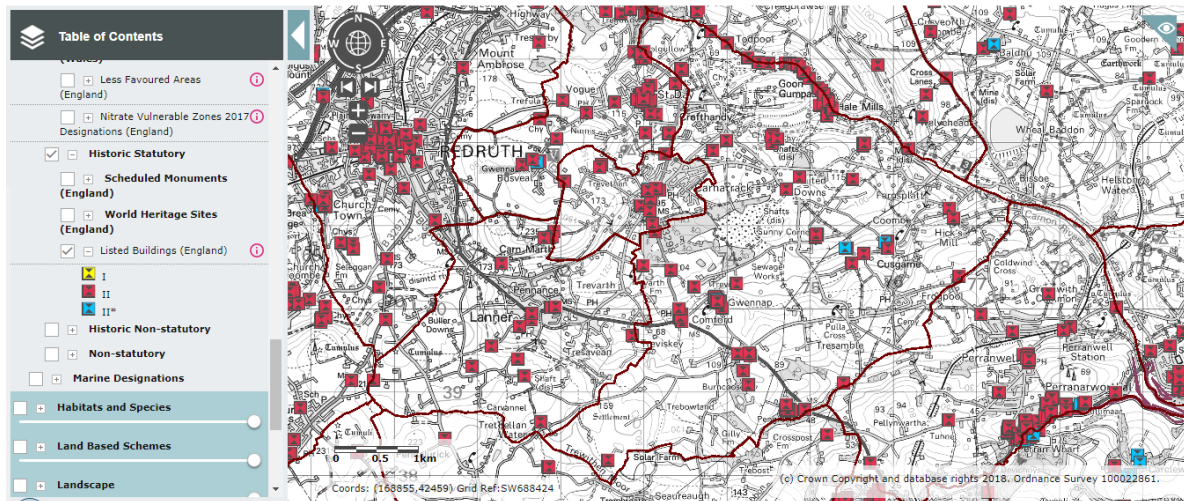


Figure 17: Gwennap's Heritage Designations (Listed Buildings)

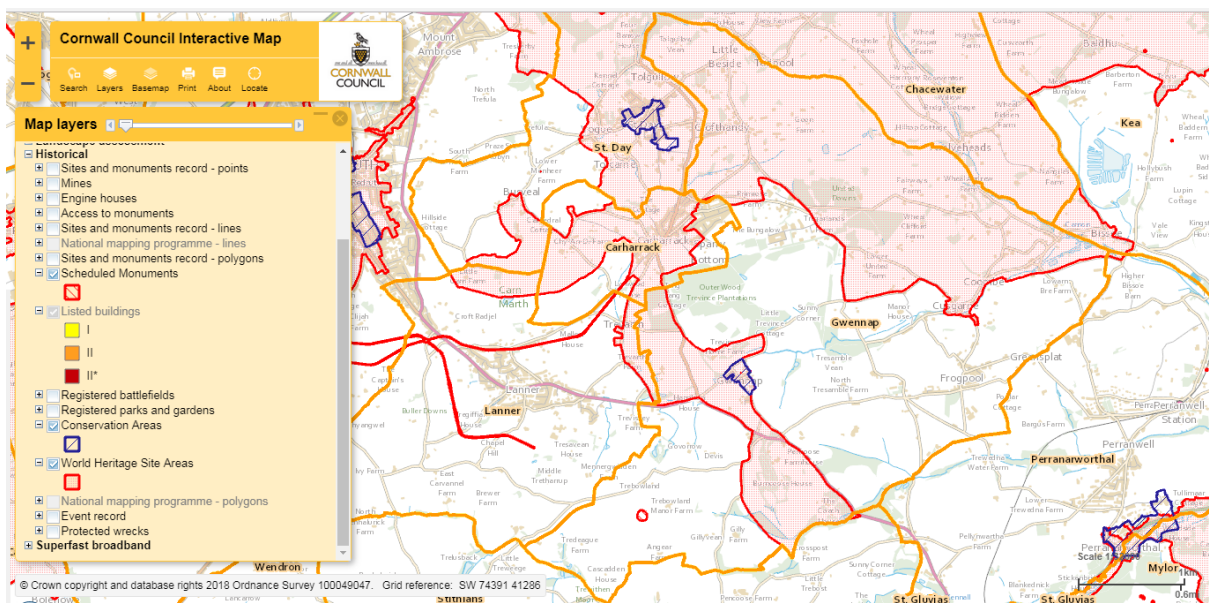


Figure 18: Gwennap's Heritage Designations (WHS, SM, Conservation Areas)

## References

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- <sup>i</sup> *Cornwall and Isles of Scilly Landscape Assessment* Cornwall Council 2007
- <sup>ii</sup> *Cornwall landscape character best practice guide* Cornwall Council 2011
- <sup>iii</sup> *An Approach to Landscape Character Assessment*. Reference NE579. Christine Tudor, Natural England. October 2014.
- <sup>iv</sup> <http://publications.naturalengland.org.uk/publication/6654414139949056>