



# Shortlanesend Settlement Edge Landscape Assessment

## Main Report



Truro and Kenwyn  
Neighbourhood  
Development Plan



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## 1. Background

### 1.1. Background and purpose of the study

- 1.1.1 The Truro and Kenwyn Neighbourhood Development Plan Steering Group commissioned Kathryn Statham CMLI, a Chartered Landscape Architect from Cornwall Council to prepare a Landscape Settlement Edge Assessment for the village of Shortlanesend. This was to be an evidence based document to inform the Neighbourhood Development Plan, and decisions relating to future development around the village
- 1.1.2 Previously Carrick District Council commissioned Landscape Design Associates to prepare a 'Landscape Strategy For Carrick Villages' 2001 (2001 Strategy). These were Grampound Road, Mount Hawke, and Shortlanesend. This assessment has been reviewed as part of this report.

#### **Landscape Strategy For Carrick Villages 2001**

This assessment provided:

- description of the historical development and character of Shortlanesend
- a character evaluation and landscape sensitivity assessment of 7 areas surrounding the village
- a map showing the landscape sensitivity of these 7 areas shaded yellow for Critical Sensitivity through to brown for Low Sensitivity (Map 3 – Appendix 1)

### 1.2. Format and content of the report

- 1.2.1 The brief for this assessment was to review and update the previous 2001 Strategy in light of new development. Since the 2001 Strategy, four further land parcels have been developed for housing on the south and eastern village boundaries. Further land parcels have therefore been created in this assessment to reflect these new extensions.
- 1.2.2 The 2001 Strategy carried out a character evaluation of the landscape both abutting and surrounding the settlement through 7 land parcels. Following this evaluation a sensitivity rating of Low to Critical was awarded to each land parcel.
- 1.2.3 This 2022 assessment provides a transparent, consistent and objective evaluation of 8 identified land parcels (S1 to S8) looking at their landscape sensitivity and capacity to accommodate future housing development. The number of land parcels assessed has increased to take account of the expansion of Shortlanesend to the south and east.
- 1.2.4 The land parcels which make up this assessment are based on the 7 land parcels created in the 2001 Strategy. To prevent confusion this 2022 assessment has prefixed the number of each land parcel with an 'S'. The 2022 land parcel boundaries are shown in Figure 1 and also Map 1 – Land Parcels - Appendix 1.
- 1.2.5 The assessment methodology is described further in Section 2 - Method of Assessment. It takes attribute headings from the landscape character area

descriptions in the 2007 Landscape Character Assessment<sup>2</sup> and expands on the detail provided at this strategic level, to create a robust local landscape character assessment for the settlement edge of Shortlanesend.

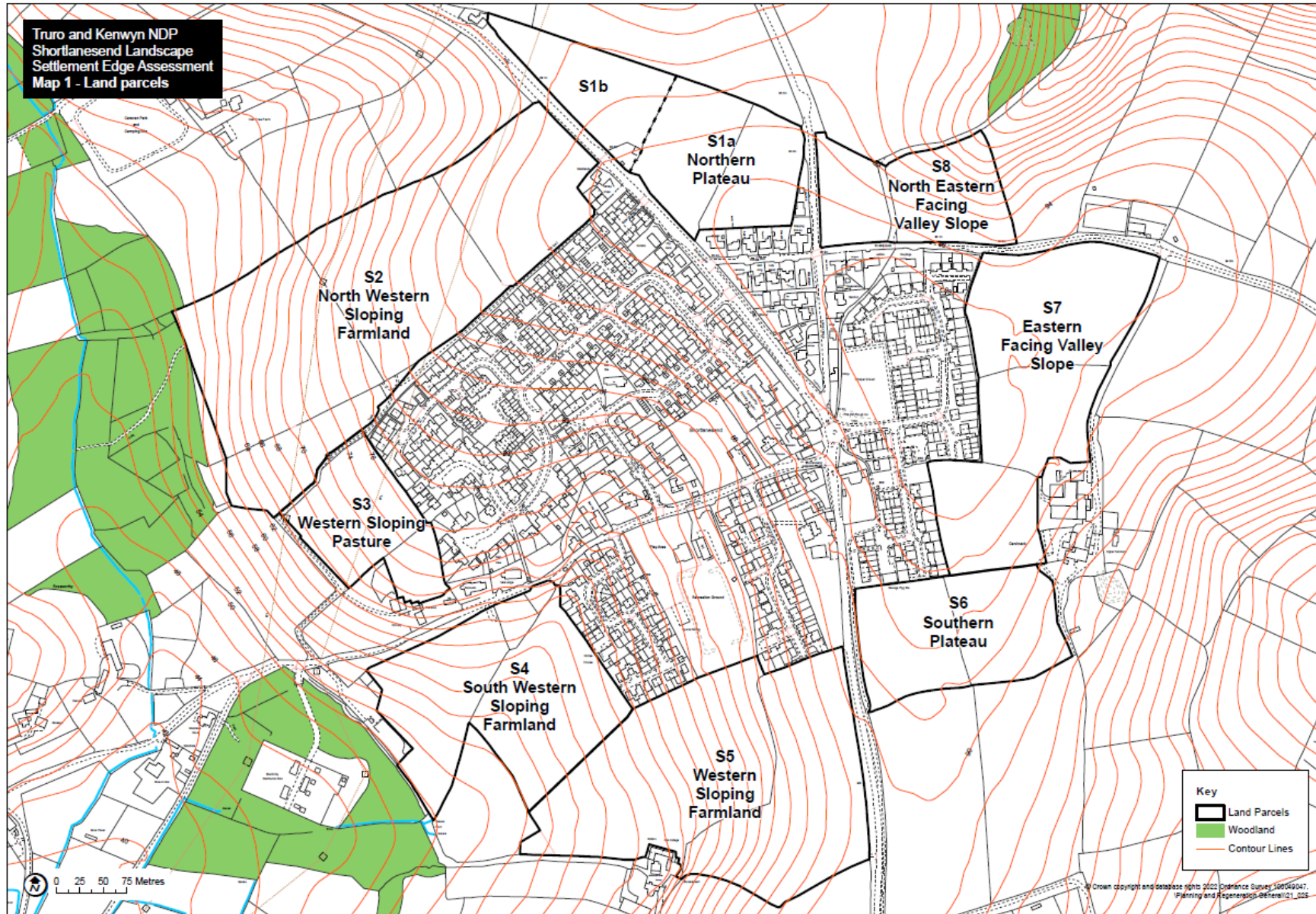
- 1.2.6 At the time of preparing the assessment the available land cover and habitat mapping was out of date and so this detail has been supplemented using aerial photographs and OS mapping.
- 1.2.7 This report does not recommend areas of land for development. It presents landscape capacity for future housing development based on a clear and transparent assessment of landscape sensitivity, landscape value and the role the land parcel plays in the setting of Shortlanesend

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<sup>2</sup> Cornwall Council *Cornwall and Isles of Scilly Landscape Character Assessment* 2007



Figure 1 – Land parcel location map



## 2. Method of assessment

### 2.1. Overall approach

2.1.1 The study accords with best practice guidance and methodology and follows the techniques and criteria set out in 'Topic Paper 6: Techniques for Judging Capacity and Sensitivity'<sup>4</sup>. The study is also consistent with the impact assessment guidance and methodology set out within the 'Guidelines for Landscape and Visual Impact Assessment'<sup>5</sup> (Third Edition, 2013) (GLVIA3) and 'An Approach to Landscape Character Assessment'<sup>6</sup>. The methodology has also been developed to reflect the body of recent work and approaches undertaken to judge sensitivity and capacity for development relating to settlement expansion within England (typically low rise residential).

### 2.2. Defining Landscape Sensitivity and Landscape Capacity

2.2.1. In accordance with Topic Paper 6 the assessment of overall sensitivity of a landscape to a particular type of change or development is based on the following relationship :

$$\text{Landscape Character Sensitivity} + \text{Visual Sensitivity} = \text{Overall Landscape Sensitivity}$$

2.2.2. The ability or capacity of the landscape to accommodate change or development (defined in terms of type and scale) is based on the following relationship:

$$\text{Overall Landscape Sensitivity} + \text{Landscape Value} = \text{Landscape Capacity (to accommodate specific type and scale of change)}$$

The terminology defining these relationships is explained as follows:

#### 2.2.3. Landscape Character Sensitivity

The susceptibility and vulnerability of a landscape to residential development. A judgement about how well development might fit within a landscape without altering (or harming) its essential character. It is based upon judgements about the robustness of the existing character. An assessment is made on the presence or absence of distinctive physical elements or characteristics and aesthetic factors, whether these could be replaced and whether these make a positive contribution to character and sense of place.

<sup>4</sup> Countryside Agency and Scottish Natural Heritage. *Topic Paper 6 - Landscape Character Assessment Guidance for England and Scotland* 2002.

<sup>5</sup> Landscape Institute and Institute of Environmental Management & Assessment. *Guidelines for Landscape and Visual Impact Assessment*, Third Edition 2013

<sup>6</sup> Natural England. *An Approach to Landscape Character Assessment* 2014



#### **2.2.4. Visual Sensitivity**

A judgement about the susceptibility and vulnerability of the visual characteristics of the area to residential development. This includes general visibility (based particularly on landform and tree/woodland cover), the numbers and types of people likely to view the development (i.e. residents, recreational users and those passing through).

#### **2.2.5. Overall Landscape Sensitivity**

A combination of the sensitivity of the landscape, both its character as a whole and the individual elements contributing to character, and the visual sensitivity assessed in terms of factors such as prominence, intervisibility, views, and the number and nature of people perceiving the landscape and the scope to mitigate visual impact.

#### **2.2.6. Landscape Value**

Aspects of landscape character with formal protection by designation or other protective policy, and other aspects of value, such as distinctiveness of character, scenic quality, conservation interests, condition, recreation value and levels of tranquility.

#### **2.2.7. Landscape Capacity**

The capacity of a specific landscape to accommodate a particular type of change (development as specified under 2.3) through judgement on the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued.

### **2.3. Type and scale of development to be considered**

2.3.1. In accordance with the brief, the aim of this assessment is to determine the landscape capacity of the 8 land parcels (S1 to S8) which surround Shortlanesend to positively accept future housing development.

2.3.2. For the purpose of this assessment the type and scales of development considered are conventional residential development (i.e. principally two storey development possibly with occasional three storey built form); and conventional business/ employment development (larger scale built form with heights equivalent to two/ three storey residential buildings). It excludes taller buildings and structures, wide-space buildings or specialist buildings. It is assumed that built development would be well designed and appropriate for its context, set within a landscape framework (including Public Open Spaces) and vegetation would be of an appropriate scale and species composition.

### **2.4. Stages of the assessment**

2.4.1. The assessment has been undertaken in the following stages:

- Reassessment of the land parcel boundaries in light of constructed development since 2001, creating 8 land parcels to be assessed using fieldwork, OS mapping and aerial photography.

- Review of the 2 landscape character area descriptions from the 2007 Landscape Character Assessment
  - CA13 – Fal Ria, Truro and Falmouth
  - CA14 – Newlyn Downs
- A field assessment was undertaken in October 2021 and April 2022 to verify landscape character, visual characteristics, relationship to present settlement edge, and preparation of a photographic record of each land parcel.
- Assessment of landscape and visual sensitivity to the type and scale of development considered, using professional judgement to combine the findings from the assessment criteria to reach a conclusion as to overall landscape sensitivity.
- Assessment of landscape capacity using professional judgement to combine the findings relating to landscape sensitivity with the value of the landscape to determine the landscape capacity of the land parcel to positively accommodate future development.
- Preparation of mapping to illustrate the land parcels and their relationship to topography; environmental, hydrological, historic constraints; public rights of way; agricultural land classification; field boundary heights; 1875-1901 historic mapping; and the relationship to the 2001 Strategy (Appendix 1)
- Compilation of the findings into a report

2.4.2. This assessment has reviewed existing published data, mapping and field work has been undertaken from publicly accessible locations only (i.e. roads and Public Rights of Way [PRoW]). Given these limitations, there was potential for areas of some land parcels not being accessible or even visible from public vantage points consequently there has been a degree of reliance on Ordnance Survey (OS) mapping and aerial photography.

2.4.3. Although some detail is provided on arboricultural, ecological, hydrological, and historic considerations, these specialist areas will need to be considered in greater detail in forming judgements on appropriate locations for development

## **2.5. Criteria for Landscape Sensitivity Assessment**

2.5.1. The criteria for this assessment have been defined in accordance with that set out within Topic Paper 6 and body of recent work and approaches undertaken to judge landscape sensitivity and capacity for similar types of development relating to settlement expansion within England. The criteria are considered appropriate to the evaluation of new development (previously defined) on the existing edges of Shortlanesend.

2.5.2. Tables 1 to 3 set out the descriptions behind the judgements for each level from Low to High for Landscape and Visual Sensitivity and Landscape Value.

### **2.5.3. Criteria for Landscape Character Sensitivity**

1. Representativeness of character – whether landscape elements and features are reflected in the character of the wider landscape and/or considered to be key characteristics of the higher level Landscape Character Area description.
2. Condition of elements and features – a measure of how well managed and the health and state of landscape element and features
3. Nature and complexity of landform – focusing on the detail of the topography
4. Scale and pattern of landscape – how complex and varied is the landscape including scale of field patterns, varied habitats
5. Historic features and sense of time depth – looking at the presence of historic features and evidence of intact historic landscape patterns
6. Presence of natural elements – ecological and natural designations and features of importance which are not necessarily covered by designation
7. Relationship to settlement edge – how the present settlement edge relates to the wider land parcel.

Table 1 - Criteria for assessing Landscape Character Sensitivity<sup>7</sup>

Level	Definition	Criteria
<b>HIGH LANDSCAPE SENSITIVITY</b>	Areas of landscape with particularly strong or distinctive characteristics that are sensitive to any or small changes as a result of new residential/ employment development	<ol style="list-style-type: none"> <li>1. Representativeness of character</li> <li>2. Condition of elements and features</li> <li>3. Nature and complexity of landform</li> <li>4. Scale and pattern of landscape</li> <li>5. Historic features and sense of time depth</li> <li>6. Presence of natural elements</li> <li>7. Relationship to settlement edge</li> </ol> <ol style="list-style-type: none"> <li>1. Land with a high presence of landscape elements/features that are representative of typical character and could not be replaced.</li> <li>2. Land where the majority of landscape elements/features are in excellent to good condition.</li> <li>3. Land as part of rolling/incised and complex natural landforms.</li> <li>4. Small scale landscapes with complex patterns including small scale field patterns, mature trees in hedges, range of habitats, varied land use.</li> <li>5. Land with a strong presence of historic landscape elements/features and a strong time depth.</li> <li>6. Land with a strong presence of natural elements/features e.g. extensive semi-natural habitats that make a positive contribution to character.</li> <li>7. Land that adjoins the settlement edge but are separated from it by a clearly defined boundary feature or may include areas that are remote from the settlement edge.</li> </ol>
<b>MODERATE LANDSCAPE SENSITIVITY</b>	Areas of landscape with reasonably strong characteristics with some evidence of alteration or degradation of character of features. These areas are potentially tolerant of some change as a result of new residential/ employment development.	<ol style="list-style-type: none"> <li>1. Land with a limited number of landscape elements/features that are representative of typical character, some of which could not be replaced.</li> <li>2. Land where the majority of landscape elements/features are in good to reasonable condition.</li> <li>3. Land as part of flat/ gently undulating and simple natural landforms.</li> <li>4. Medium to large scale landscapes with more open and simple patterns with moderate complexity.</li> <li>5. Land with some presence of historic landscape elements/features and some sense of time-depth.</li> <li>6. Land with a limited presence of semi-natural habitats.</li> <li>7. Land that adjoins a settlement edge and are separated from it by an inconsistent boundary feature.</li> </ol>
<b>LOW LANDSCAPE SENSITIVITY</b>	Areas of landscape with a weak character and/or with few positive features. These areas are potentially tolerant of change as a result of new residential/ employment development or the development would deliver landscape enhancement.	<ol style="list-style-type: none"> <li>1. Land with few or no landscape elements/features that are representative of typical character and few if any that could not be replaced.</li> <li>2. Landscape where elements/features are in poor, declining or degraded condition and that would benefit from enhancement.</li> <li>3. Land as part of a flat and simple landform or those that have already undergone man-made change e.g. landfill, mineral extraction, large scale construction or dereliction.</li> <li>4. Large scale landscape with simple/ weak/ fragmented patterns including large scale fields, heavily managed hedges, limited variation to habitats, single land use.</li> <li>5. Land with very few or no historic landscape elements/features and very limited/no sense of time depth e.g. landscape elements and patterns having recently undergone or undergoing substantial change.</li> <li>6. Land with no semi-natural habitats.</li> <li>7. Land that adjoin a settlement edge with no clear boundary definition.</li> </ol>

<sup>7</sup> Criteria are based on Amec Foster Wheeler Environment and Infrastructure UK Limited – Chelmsford City Council Landscape Sensitivity and Capacity Assessment 2017 (and similar studies)

#### 2.5.4. Criteria for Visual Sensitivity

1. Visual prominence - prominence of the character area when viewed from surrounding areas, dependent upon how widespread and significant the views of the land parcel are and whether the land parcel occupies skylines, ridges or other high ground
2. Openness and intervisibility - within the area itself assessing the degree to which views within the land parcel are contained or interrupted by landform, field boundaries or vegetation cover
3. Views available – the level of public and private views available from approaches to the settlement edge from footpaths, bridleways, and roads, and from the wider landscape

Table 2 - Criteria for assessing Visual Sensitivity

Level	Definition	Criteria
<b>HIGH VISUAL SENSITIVITY</b>	Areas of landscape that are highly visible in public and private views. Where development would be uncharacteristically conspicuous and could not successfully be mitigated. These areas are sensitive to any or small scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> <li>1. Visual prominence</li> <li>2. Openness and inter-visibility</li> <li>3. Views available</li> </ol>
<b>MODERATE VISUAL SENSITIVITY</b>	Areas of landscape may be partially open to public and private and where development would be reasonably conspicuous but would not alter the balance of features within the view and/or there is scope for acceptable mitigation. These areas are sensitive to moderate scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> <li>1. Upper parts of the land parcel are but the area as a whole is not particularly prominent</li> <li>2. Areas that are partially open (due to landform and/or limited presence of tree/hedge/woodland cover) with moderate levels of inter-visibility. This includes areas that have some visual relationship with a settlement edge. Upper slopes may have more open character, with trees and hedges on lower slopes reducing extent of view</li> <li>3. Areas where moderate numbers of public and private views are available; where views of open countryside and open space are of moderate importance.</li> </ol>
<b>LOW VISUAL SENSITIVITY</b>	Areas of landscape where development would not be discernible or would enhance views. These areas are tolerant of large scale changes as a result of residential/ employment development (with little or no need for mitigation).	<ol style="list-style-type: none"> <li>1. Visually contained by landform or low lying incised valley or flat topography with restricted views</li> <li>2. Areas that are well enclosed (due to landform and/or presence of tree/woodland cover or small scale fields). This includes areas that have either a limited or no visual relationship with a settlement edge.</li> <li>3. Areas that are well screened from public and private views.</li> </ol>

#### 2.5.5. Assessing Overall Landscape Sensitivity

The judgement on the Overall Landscape Sensitivity to development was made by combining the evaluations on landscape character sensitivity with visual sensitivity. The process to determine overall sensitivity is a matter for informed professional judgement and the matrix in Figure 2 has been used as a guide to assist this process.

Figure 2 - Overall Landscape Sensitivity Matrix

Landscape Character Sensitivity	High	HIGH	HIGH	HIGH
	Moderate	MODERATE	MODERATE	HIGH
	Low	LOW	MODERATE	HIGH
		Low	Moderate	High
		Visual Sensitivity		

#### 2.5.6. Criteria for assessing Landscape Value

1. Distinctiveness of character – a measure of whether the character and scenic value are distinctive, and the extent to which the landscape retains a sense of place, which is possibly valued through designation. Possible presence of rare or especially fragile elements or features in the landscape, and or particularly important examples of character and/or features or elements. Whether the character has been undermined by development or detracting features
2. Quality and condition of landscape, elements and features - A measure of the physical state of the landscape and elements within it. It may include the extent to which typical character is represented in the individual land parcels, the intactness or maturity of the landscape, and the condition of individual elements
3. Scenic value and aesthetic appeal – appeal primarily to the senses (primarily but not wholly the visual sense). The degree to which the landscape is attractive with pleasing patterns and combinations of features
4. Presence of cultural, historic or nature conservation associations - features of wildlife, earth science or archaeological or historical and cultural interest which are possibly valued through designation can add to the value of the landscape as well as having value in their own right
5. Recreational opportunities – evidence that the landscape is valued for recreational activity where an experience of the landscape is important footpaths, bridleways, Quiet Lanes, circular routes.
6. Levels of tranquility – a landscape maybe valued for its aesthetic and perceptual qualities notably tranquillity



Table 3 - Criteria for assessing Landscape Value

Level	Definition	Criteria
<b>HIGH LANDSCAPE VALUE</b>	Areas of landscape, likely to be designated at national or local scale, with intact/unified landscape character, have many characteristics and features of value and in excellent/good condition.	<b>Criteria</b> <ol style="list-style-type: none"> <li>1. Distinctiveness of character</li> <li>2. Quality and condition of landscape, elements and features</li> <li>3. Scenic value and aesthetic appeal</li> <li>4. Presence of cultural, historic or nature conservation associations</li> <li>5. Recreational opportunities</li> <li>6. Levels of tranquillity</li> </ol> <ol style="list-style-type: none"> <li>1. Area lies wholly or partially within a landscape where local character and scenic value is distinctive. May be supported by presence of designations.</li> <li>2. Landscape elements/ features that are of good or excellent quality and condition with a strong and distinctive character; mature, constant or improving state.</li> <li>3. Presents high scenic value with high aesthetic appeal and may be supported by recognised tourist/visitor literature.</li> <li>4. Presents rich and diverse cultural, historic or nature conservation value.</li> <li>5. Presents important recreational/tourist value by way of views, access where the main focus is an appreciation of the landscape as indicated by land use and the density and hierarchy recreational routes.</li> <li>6. Presents high levels of tranquillity with strong perceptions of peacefulness and naturalness.</li> </ol>
<b>MODERATE LANDSCAPE VALUE</b>	Areas of ordinary landscape with intact and recognisable character, have some characteristics/features of value or areas that may lie wholly or partially within a designation but display characteristics that are in decline; or lie adjacent to a designated landscape.	<ol style="list-style-type: none"> <li>1. Presents landscape/features that are typical of character or may be uncommon but not particularly valued or supported through designation, or area that lies wholly or partially within a designated landscape but where character and scenic value has become undermined.</li> <li>2. Presents landscape/features that are of reasonable or medium quality and condition with an intact and recognisable character; mature, constant or improving state (possibly strong time depth)</li> <li>3. Presents moderate or 'ordinary' aesthetic appeal and maybe some detracting features;</li> <li>4. Some cultural, historic or nature conservation features and interests;</li> <li>5. A landscape of moderate recreational value, as indicated by land use and density and hierarchy of recreational routes.</li> <li>6. Presents moderate levels of tranquillity with some interruption by noise and visual intrusion associated with roads, modern development or infrastructure</li> </ol>
<b>LOW LANDSCAPE VALUE</b>	Areas of ordinary landscape with indistinct/fragmented character and detracting features or degraded landscapes which have few or no characteristics or features of value.	<ol style="list-style-type: none"> <li>1. Areas of non-designated or ordinary landscape and landscape features with detracting features (such as landscapes that are abandoned or partially derelict; or areas of land use associated with mineral extraction, heavy industry, landfill etc.).</li> <li>2. Presents landscape features that are in poor condition with fragmented or indistinct landscape character; or weak landscape possibly undergoing large scale change or development. Landscape may be in a declining state and may have limited or little time depth.</li> <li>3. Landscape with limited or no aesthetic appeal with detracting features including noise, traffic movement</li> <li>4. A landscape with few or no cultural, historic or nature conservation features and interests.</li> <li>5. A landscape of limited or no recreational value, or there is no public access.</li> <li>6. Developed landscape in which tranquillity levels are low with areas that are disturbed or impinged upon by busy roads, modern development or infrastructure.</li> </ol>

## 2.6. Determining landscape capacity

### 2.6.1. Overall Landscape Capacity

Judgements on the Overall Landscape Capacity of each land parcel to accommodate future development are reached through informed professional judgement, based on the interactions between each land parcel's Overall Landscape Sensitivity and Landscape Value, drawing upon the extensive information and analysis provided by the preceding stages of the assessment. The matrix in Figure 3 has been used as a guide to assist this process.

Figure 3 - Landscape Capacity Matrix

Overall Landscape Sensitivity	High	MEDIUM	LOW TO MEDIUM	LOW
	Moderate	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	Low	HIGH	MEDIUM TO HIGH	MEDIUM
		Low	Moderate	High
		Landscape Value		

2.6.2. In the assessment of overall capacity, the levels are reversed so a Low capacity describes a land parcel which can not accept change without significant adverse effects, and a High capacity where future development would have little or no impact:

- **High capacity** - The land parcel plays an important role in the setting of Shortlanesend. There will be little or no impact on the landscape through future housing development. There is potential for housing development to positively enhance the landscape
- **Medium to High capacity** - There will be some negative change in landscape character. Through an iterative design process there is the potential for significant landscape and visual effects to be avoided or reduced through appropriate mitigation

- **Medium capacity** - There will be an extensive negative change in landscape character and visual amenity through the construction of further housing , with possible potential for mitigation measures to be embedded in the design of the development
- **Low to Medium capacity** - The development will result in significant adverse effects, on the landscape character and visual amenity with limited potential for mitigation measures to avoid, reduce or remedy the remaining identified effects
- **Low capacity** - Housing development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy

### 2.6.3. Overall Land parcel summary table

Within each land parcel description, the evaluation tables are followed by a table which presents the summary judgements which combine to determine the overall landscape capacity to facilitate transparency in understanding.

Landscape character sensitivity, visual sensitivity, landscape value and overall landscape sensitivity are attributed one of three ratings: high, medium and low. Overall landscape capacity uses 4 criteria from Low to High

The levels of landscape and visual sensitivity and therefore capacity will vary across the land parcels, due to factors such as topography and vegetation cover.

Table 4 - Example land parcel summary table

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
S xx	High	High	High	High	Low
	Medium	Medium	Medium	Medium	Low to Medium
	Low	Low	Low	Low	Medium
					Medium to High
					High

## 3. Landscape assessment of the settlement edge

### 3.1 Introduction

3.1.1. The 8 land parcels are each separately described in this section. Each description follows the same overall format as described below. Each land parcel description is laid out in the following way:

- **Local landscape character description** – key characteristics from the strategic Landscape Character Area<sup>8</sup> (LCA) description, followed by a greater level of local landscape character detail using the attribute headings from the LCA description.
- **Visual context** – describing the prominence of the land parcel and the intervisibility created by landform and vegetation (i.e. skylines, ridgelines, hills, valleys, tree/ woodland cover); the availability of public and private views (including important views in and out etc.)
- **Evaluation of Landscape and Visual Sensitivity**
  - Landscape Character Sensitivity - judgements relating to representativeness of character; condition; landform; complexity and scale; historic elements and sense of time depth; natural elements/ features; the presence of existing development; and relationship to the present settlement edge.
  - Visual Sensitivity - judgements relating to visual prominence; openness and intervisibility; and views available
- **Conclusions on Overall Landscape Sensitivity to development** combining Landscape Character Sensitivity with Visual Sensitivity to determine Overall Landscape Sensitivity.
- **Landscape value** – describing relevant designations and other protective policies as well judgements based on other aspects including distinctiveness of character; quality and condition of landscape, elements and features; scenic value and aesthetic appeal; presence of cultural, historic or nature conservation associations; recreational opportunities; levels of tranquility.
- **Conclusions on Landscape Capacity and Development Potential** combining Overall Landscape Sensitivity with the Landscape Value to determine Landscape Capacity
- **Strategic Guidance for Future Development** – strategic guidance is provided for each of the land parcels with a Low to Medium or a Medium capacity, should a decision be taken that this land be developed.

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<sup>8</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

3.1.2. The conclusions of the assessment are summarised as follows:

- a. The character and setting of Shortlanesend is defined by its position on an extensive elevated plateau, flanked by narrow wooded valleys.
- b. The settlement lies on the ridge of open agricultural fields, and has encroached onto the east facing valley slopes. The majority of the settlement lies on the upper west facing slope of a tributary valley dominated by woodland within the valley bottom.
- c. This is a compact settlement where the development edge is retained by and follows the historic field boundaries.
- d. The visual setting of the settlement is extensive to the north, east and west, with views to the south fairly well contained by a distinct east-west ridgeline.
- e. Future development must be landscape led and integrate with, and enhance the existing natural features which define the local landscape character.
- f. Prioritise development on the lower west facing slopes avoiding sprawl into the wider rural landscape
- g. Retain and enhance the wooded intimate character of the lower slopes, and rural highway network.
- h. Keep wooded valley bottom free from any development and encourage natural habitat enhancement, and further natural connectivity into the wider landscape.
- i. Ensure retention and enhancement of existing hedge boundaries and look for further opportunities to enhance natural habitat connectivity into the wider rural landscape.
- j. Development beyond the footpath on the northern settlement edge would encroach into a more open agricultural landscape with no obvious definable edge, such as a road, footpath or watercourse.
- k. The present northern approach to the settlement on the B3284 is ill defined with no sense of arrival.
- l. Further development on the eastern side of the settlement is not recommended due to the high visual prominence of the present edge in the wider landscape. The 2001 Strategy considered the land to the east of the settlement to be of critical sensitivity due to its high visual prominence and stated that further development on this edge would take the settlement '*beyond its natural edge into a separate rural landscape*' Since then Carvinack Meadows and The Pastures have been built and encroach into a separate landscape character area of valley slopes.
- m. Future development needs to be strategically coordinated, to create a strong integrated settlement with a sense of place, rather than sprawl beyond defensible boundaries into the rural landscape.
- n. Further development which spills from the ridge over the into the valley landscapes will fundamentally change the relationship between Shortlanesend and the rural landscape, adversely affecting the village's identity and sense of place.

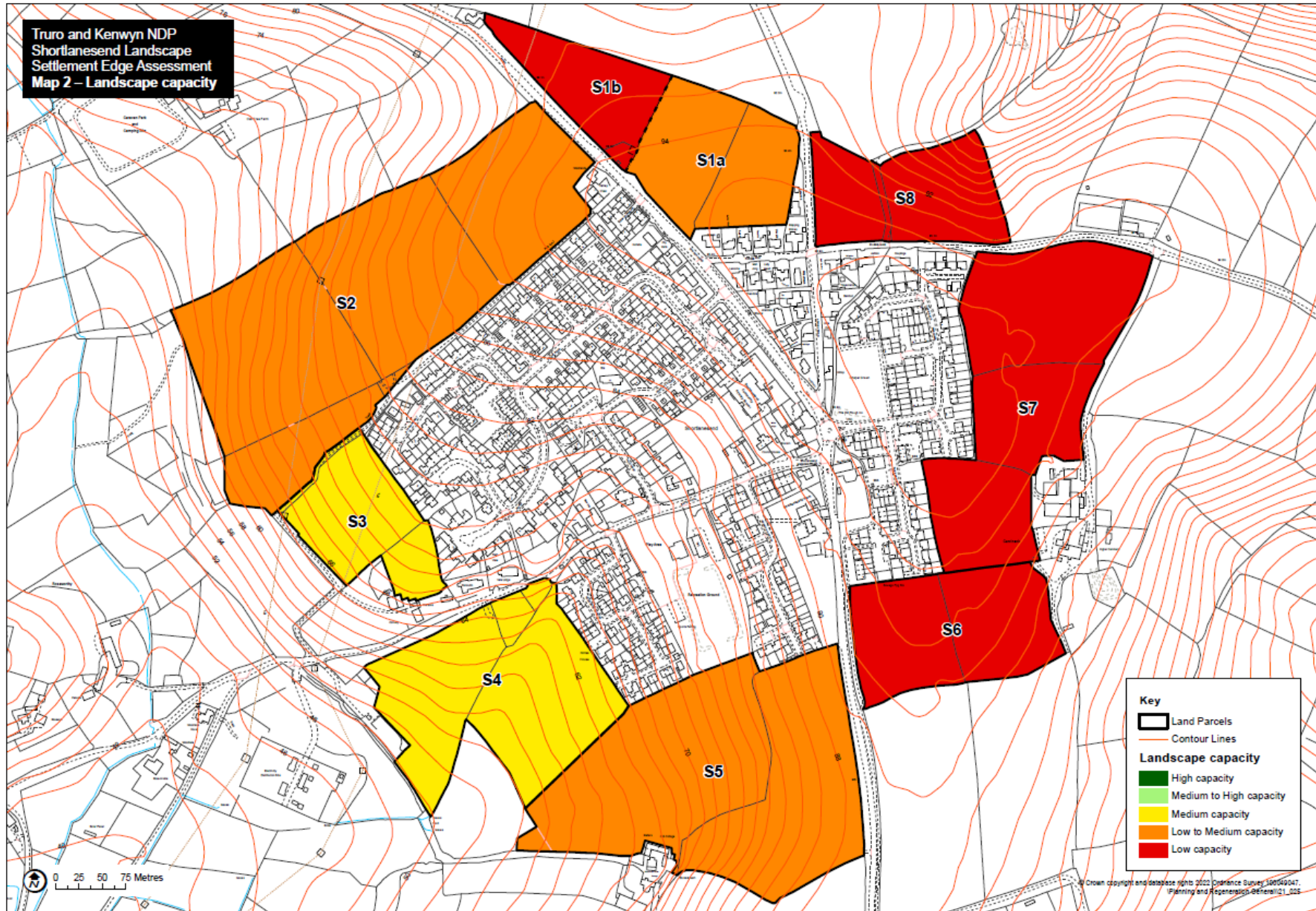
Table 5 – Summary of assessment findings for each land parcel

<b>Land parcel</b>	<b>Landscape Character Sensitivity</b>	<b>Visual Sensitivity</b>	<b>Overall Landscape Sensitivity</b>	<b>Landscape Value</b>	<b>Overall Landscape Capacity</b>
<b>S1a</b>	M	H	H	M	Low to Medium
<b>S1b</b>	M	H	H	H	Low
<b>S2</b>	M	H	H	M	Low to Medium
<b>S3</b>	M	M	M	M	Medium
<b>S4</b>	M	M	M	M	Medium
<b>S5</b>	M	H	H	M	Low to Medium
<b>S6</b>	M	H	H	H	Low
<b>S7</b>	M	H	H	H	Low
<b>S8</b>	H	H	H	H	Low

3.1.3. Figure 4 shows the landscape capacity for the 8 land parcels in the assessment.



Figure 4 – Landscape Capacity Map



## **S1a and S1b Northern Plateau**

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The boundary of S1 with the B3284



View of the north western area of S1b viewed over the boundary hedge



View looking at the northern edge of S1a and 1b from rural lane to the north





Present northern settlement edge viewed from north of Allet on rural highway to the north west



Present northern settlement edge viewed from the north on rural highway. Housing on the western side of the B3284 at the entrance to the settlement is visible on the right of the picture.

### **Relation to 2001 Landscape Strategy:**

Land parcels 1a and 1b were labelled 2a and 2b in the 2001 Landscape Strategy. There has been no new development on this northern settlement edge since the 2001 report was written.

## **1. Local Landscape Character**

S1a and S1b lie to the north of the village within one Landscape Character Area<sup>1</sup> (refer to Map 4) whose key characteristics are described as follows:

### **1.1. CA14 – Newlyn Downs**

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys.*
- *Medium to large scale broadly rectilinear fields of pasture or arable.*
- *Low Cornish hedges and hedgerows.*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*
- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*

<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

- *Long views to the north and the coast.*

## **1.2. Local Landscape Character description**

### **1.2.1 Topography and drainage**

S1 measures a total of 3.32Ha (S1a 2.09Ha and S1b 1.23Ha) lies between at 90m and 96m AOD and forms part of the plateau lying above the incised surrounding valleys, which connects to the west with the highest ground in the local landscape at Four Burrows and Chiverton Cross (refer to Map 5).

There is no water present.

### **1.2.2 Biodiversity**

This agricultural land has limited biodiversity value. The valued habitat is found within the field boundary hedges which vary between 2m and 6m in height of native species (refer to Map 10).

The northern boundary hedge has the greatest value containing much larger native trees and shrubs up to 6m in height and is linked by less than 220m of hedge to the 145Ha Bishop's Wood County Wildlife Site. This linking habitat forms an important natural network for wildlife.

Bishop's Wood is also designated as Ancient Woodland and a Biodiversity Action Plan Habitat for Wet Woodland and Upland Oakwood.

The land parcel also lies within the B-Line<sup>2</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>3</sup> work linking with the network of valleys in the area.

The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey (refer to Map 6).

### **1.2.3 Land cover and land use**

This is both Grade 2 (1a) and 3 (1b) agricultural land enclosed by Cornish hedges with their associated native trees and shrubs.

### **1.2.4 Field and woodland pattern**

S1 comprises three small to medium scale fields in the context of the local landscape. The western two fields (S1a) have been enlarged since the 1875 1<sup>st</sup> Edition historic mapping, with a southern hedge removed (refer to Map 11).

The northern hedge of all of S1 has the greater biodiversity value with trees reaching up to 6m in height, despite the elevated exposed location. This northern hedge links directly to the hedges on the northern edge of the adjacent S8 which are over 6m in height and connect directly to the Bishops Wood County Wildlife Site, which is also

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<sup>2</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

<sup>3</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

an ancient woodland and recognised as a Biodiversity Action Plan Woodland habitat.

Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. Specific guidance for the integration of Cornish hedges within new developments can be found in Appendix D – Cornish Hedges and Development - Cornwall Planning for Biodiversity Guide<sup>4</sup> (refer to Map 10)

### **1.2.5 Relation to settlement edge and transport**

The southern area of S1a meets the existing settlement edge and forms part of the ridge extending to the west. The land here is relatively flat and the existing Cornish hedges break up the massing of the built form of the settlement. To the north S1a transitions into a separate landscape character area of valley slopes. S1b does not connect to the present settlement and extends out into the open countryside. Its relationship is with the wider rural landscape rather than the settlement.

No PROW cross or border this land parcel. Rural highways to the east are used by local people for recreation and connections to the wider rural access network. The busy B3286 lies on the south western edge of the land parcel.

### **1.2.6 Historic pattern**

These fields are classed as Post medieval Enclosed Land, enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons. This type of enclosure is typical of relatively high, exposed or poorly drained parts of Cornwall. The Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>5</sup>.

### **1.2.7 Condition**

S1 is managed farmland, with detracting overhead wires crossing the western edge of S1b. The low hedges create a relatively open character.

## **2. Visual context and characteristics**

- 2.1 High visual prominence in views from the north due to the plateau location. The nature of the flatter topography means that the fields themselves are difficult to see, presently obscured the hedge boundaries. Sections of the northern hedge being up to 6m in height offer partial screening of the area from the wider landscape to the north.

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<sup>5</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

- 2.2 Approaching on the B3284 along the plateau from the north west S1b is clearly visible due to the lower boundary hedge with the highway.

### 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape on the elevated plateau
2	Condition of elements and features	Moderate	Maintained agricultural land influenced by the elevated topography. Detractors in pylons and over head cables to the west of S1b
3	Nature and complexity of landform	Moderate	Simple open plateau above surrounding river valleys.
4	Scale and pattern of landscape	Moderate	Small and medium scale fields
5	Historic features and sense of time depth	Moderate	Post medieval Enclosed Land where hedges have been removed to increase the field scale.
6	Presence of natural elements	Moderate	Interconnecting network of Cornish hedges, and hedgerows
7	Relationship to settlement edge	High	S1b to the west has no connection to the village and extends into the open countryside. S1a is more closely associated with the compact settlement form.
Visual Sensitivity			
1	Visual prominence	High	This is an elevated rural land parcel, where the present settlement edge is visually prominent in views from the north and north east. Views from the west are in part screened due to hedge vegetation and the flat topography.
2	Openness and intervisibility	High	This elevated landform has an open character with some lower hedge creating a high intervisibility.
3	Views available	High	S1a and S1b are visible in views from the north and north west, and S1b also on the approach to the settlement from the west.

### 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S1a</b>	<b>M</b>	<b>H</b>	<b>H</b>
<b>S1b</b>	<b>M</b>	<b>H</b>	<b>H</b>

### 5. Landscape Value

- 5.1 S1 lies on the main ridge line extending to the west. It comprises characteristics of Cornish farmland in good condition, with a landscape pattern which exhibits good historic continuity.

Landscape Value			
1	Distinctiveness of character	Moderate	Landscape elements are largely typical of the character of the area
2	Quality and condition of landscape, elements and features	Moderate	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Moderately scenic rural landscape character with detracting pylons on the western edge



4	Presence of cultural, historic or nature conservation associations	Moderate	Post medieval Enclosed Land where the field pattern has been enlarged from the historic layout.
5	Recreational opportunities	Low	No PROW through S1 or other public access. Rural highway on eastern boundary used as part of recreational access to the wider landscape
6	Levels of tranquillity	Low to Moderate	Intrusion from the adjacent B2384 which decreases as you move to the north

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S1a</b>	<b>M</b>	<b>H</b>	<b>H</b>	<b>M</b>	<b>Low to Medium</b>
<b>S1b</b>	<b>M</b>	<b>H</b>	<b>H</b>	<b>H</b>	<b>Low</b>

- 6.1 Capacity varies across S1 due to topography, proximity to the present settlement edge and existing vegetation.
- 6.2 **Low to Medium S1a** – Housing development within S1a would create extensive negative change in landscape character and visual amenity. There would be limited potential to reduced landscape and visual effects through appropriate mitigation.
- 6.3 **Low S1b** - Housing development within S1b would result in significant adverse landscape visual effects which mitigation measures would not be able to reduce, remedy or prevent.

## 7. Development Potential

- 7.1. **Very limited potential** - Development of S1 would introduce further development on this elevated prominent ridge. The high visual sensitivity makes much of S1 unsuitable for future development.
- 7.2. In views from the north the existing new housing on the eastern side of the B3284 (adjacent to S2) is visible as skyline development, therefore development of S1 would bring development over the ridge and into the separate landscape character of river valleys.
- 7.3. In S1a the southern area is closely associated with the compact settlement form, and development of this area would be away from the edge of the plateau land and seen in the context of the present settlement. Development to the north of this area will have a higher visual prominence from the wider rural landscape due to the elevated position and lack of substantial vegetation to screen any development.
- 7.4. S1b is not connected to the existing compact settlement form and is part of the wider rural landscape.

## 8. Future Development – Strategic guidance

- 8.1 Any future development must retain existing Cornish hedges, particularly the northern boundary hedge, and enhance existing vegetation with further native large canopy trees and allow space for them to develop.

- 8.2 Development should be located away from retained hedges, allowing an undeveloped buffer of at least 4m.
- 8.3 Retained hedges should not form garden boundaries but should border public access routes, footpaths, and areas of open space. Guidance on development and retained hedges is contained in Appendix D of the Cornwall Planning for Biodiversity Guide<sup>6</sup>
- 8.4 Development should be limited in vertical scale to 1 to 2 storeys to mitigate visual impact.
- 8.5 The materials and finishes used in any new development should be carefully considered to mitigate the wider visual impact.

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<sup>6</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

## S2 North Western Sloping Farmland

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Intermittent views of S2 through trees and hedges approaching from the north west on the B3284



View from the north looking at S2 and the north western edge of Shortlanesend



Mature established hedge boundary to the public footpath crossing S2.





View of the two ploughed lower fields of S2 with the pylon lying on the hedge boundary of the lower field and public right of way.



Looking north towards S2 where the pylon lies on the hedge which cuts across S2 adjacent to the public footpath.



Rural highway character of B3284 on the north eastern boundary of S2





Public footpath running along the south eastern edge of S2, enclosed intimate character created by the mature trees in the boundary hedges.

### **Relation to 2001 Landscape Strategy:**

In the 2001 Landscape Strategy S2 was part of a larger land parcel 3. Land Parcel 3 also extended to cover the next three fields to the north which are not part of this assessment.

## **1. Local Landscape Character**

S2 lies to the north west of the village within two Landscape Character Areas<sup>1</sup> (refer to Map 4) who's key characteristics are described as follows:

### **1.1. CA13 – Fal Ria, Truro and Falmouth**

- Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.
- Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.
- Tree lines linking villages, farms and cottages and forming tunnels.

### **1.2. CA14 – Newlyn Downs**

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys.*
- Medium to large scale broadly rectilinear fields of pasture or arable.
- *Low Cornish hedges and hedgerows.*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*

<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*
- Long views to the north and the coast.

### **1.3. Local Landscape Character description**

#### **1.3.1 Topography and drainage**

This 8.4Ha land parcel lies between 56 and 94m AOD in a gentle slope falling to the north west, it is part of the eastern valley side to a tributary of the Boscolla Stream.

There is no water present in the land parcel but a stream lies approximately 140m to the west in the valley bottom.

#### **1.3.2 Biodiversity**

The lower western edge of S2 abuts an area designated as Biodiversity Action Plan woodland habitat. This is part of a wider network of wooded areas associated with the river valleys running north south. The Lagas<sup>2</sup> Nature Recovery Network mapping shows this valley as an existing nature network and indicates further natural habitat opportunities to the south west and south of Shortlanesend.

S2 is classified as both Grade 2 and 3 agricultural land and has limited biodiversity value in the open cultivated fields. A greater biodiversity value can be found within the established historic field boundary hedges, the majority of which are over 4m in height with sections containing much larger mature trees of native species (refer to Map 10). The external hedges running north east to south west contain the largest trees and will have the greatest biodiversity value. These Cornish hedges field boundaries are important habitats for wildlife and also act as feeding corridors linking with the wider rural landscape. The tree lined bridleway on the southern boundary is an established landscape feature and will be an important foraging route for wildlife, particularly bats.

S2 also lies within the B-Line<sup>3</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup> work linking with the network of valleys in the area.

The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

#### **1.3.3 Land cover and land use**

The land is Grade 2 and 3 agricultural farmland enclosed by Cornish hedges with their associated trees and shrubs.

#### **1.3.4 Field and woodland pattern**

S2 comprises three medium scale (in the context of the local landscape) rectilinear fields and one small triangular field. This Post-medieval

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<sup>2</sup> Lagas supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

<sup>3</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

<sup>4</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

farmland has been modified with a number of hedges removed since the pattern shown on the 1875 1<sup>st</sup> Edition historic mapping, increasing the scale of the southern three fields.

The field boundary hedges are intact the majority of which are over 4m in height with sections containing much larger mature trees of native species (refer to Map 10). The north west, south east hedge boundaries running across the slope are much lower in height and are managed hedges up to 3m in height.

Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. Specific guidance for the integration of Cornish hedges within new developments can be found in Appendix D – Cornish Hedges and Development - Cornwall Planning for Biodiversity Guide<sup>5</sup> (refer to Map 10)

The southern boundary falls along the route of an established tree lined bridleway with vegetation reaching 6m and above. This bridleway presently forms a strong defensible edge to the settlement.

### **1.3.5 Relation to settlement edge and transport**

S2 is agricultural farmland which provides the rural context for the settlement on the north western edge. The housing to the south east was constructed in the mid 20<sup>th</sup> century and is viewed as a continuous edge of rendered elevations and gable ends behind an established Cornish hedge up to 6m in height which lines the existing footpath. The B3284 runs along the ridge on the north eastern boundary of S2, and has a rural highway character with large native hedges to the highway edge.

A bridleway runs along the length of the northern settlement edge connecting to the rural highway network and other public rights of way into the wider landscape. It forms a strong defensible edge to the settlement. A public footpath also crosses S2 connecting the settlement edge with the wider rural landscape to the west.

### **1.3.6 Historic pattern**

This is Post-medieval Enclosed land, which was enclosed in the 17th, 18th and 19th centuries, usually from land that was previously Upland Rough Ground and often medieval commons. It is generally found in relatively high, exposed or poorly-drained parts of the county. The historic field pattern has been modified and a number of hedges removed to increase the scale of the fields.

### **1.3.7 Condition**

S2 is well managed farmland with steel pylons and overhead wires which act as detracting features. The key landscape characteristics are the Cornish hedges.

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<sup>5</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>



## 2. Visual context and characteristics

- 2.1 The land is sloping to the west and north west as part of the eastern side of a shallow valley. Due to the nature of the topography, hedge and tree cover vegetation views are limited from the north and north west. Topography and the settlement itself prevent views from the south and east. S2 is visible in elevated views from the west and south west however views from these directions are limited by hedges and trees in the wider landscape.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape
2	Condition of elements and features	Moderate	Intact and well maintained. Steel pylons cross the landscape forming a noticeable detracting feature
3	Nature and complexity of landform	Moderate	Simple open agricultural character
4	Scale and pattern of landscape	Moderate	Medium scale intact landscape pattern
5	Historic features and sense of time depth	Moderate	Intact field pattern
6	Presence of natural elements	Moderate	Established interconnecting network of Cornish hedges, and hedgerows
7	Relationship to settlement edge	High	The solid line of two storey properties along the existing northern settlement edge follows the natural boundary of a retained hedge containing trees up to 6m in height
Visual Sensitivity			
1	Visual prominence	High	This west sloping land is visually prominent in views from the west and intermittently from the north west.
2	Openness and intervisibility	High	Land is clearly visible from elevated land to the west, and more limited from the north west
3	Views available	Moderate	Views from some rural lanes and public rights of way to the north west and west, although vegetation limits views. No views from north, east and south.

## 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S2</b>	<b>M</b>	<b>H</b>	<b>H</b>

## 5. Landscape Value

- 5.1 S2 lies on agricultural land sloping to the west below the main ridge line and the northern edge of the settlement. It forms the rural foreground to the settlement in views from the north west and west. The Cornish hedge to the bridleway on the northern settlement boundary has developed and now contains vegetation and trees over 6m in height. These larger trees extend out along the lower north south hedge crossing S2 and connect to the northern boundary of S2 where again larger trees have developed in the hedge. Likewise the tree lined bridleway on the southern boundary is an established landscape feature.



## 5.2 A detracting feature in the landscape is the pylon and overhead wires.

	Landscape Value		
1	Distinctiveness of character	Moderate	Landscape elements are largely typical of the character of the area
2	Quality and condition of landscape, elements and features	Moderate	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Moderately scenic rural landscape, pylon and overhead wires detract from character
4	Presence of cultural, historic or nature conservation associations	Moderate	Post Medieval field pattern intact with conservation value in the maturing hedge field boundaries
5	Recreational opportunities	High	Footpath crosses S2 and bridleway runs along the southern boundary of S2 along the settlement edge, recreational links to the wider rural network
6	Levels of tranquillity	Moderate	Moderate to high tranquillity in combination with the surrounding rural landscape. Some minor intermittent intrusion from housing estate and B2384, with increased levels of tranquillity towards the western area of S2

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S2</b>	<b>M</b>	<b>H</b>	<b>H</b>	<b>M</b>	<b>Low to Medium</b>

6.1 **Low to Medium** – Housing development within S2 would create extensive negative change in landscape character and visual amenity. There would be limited potential to reduced landscape and visual effects through appropriate mitigation.

## 7. Development Potential

- 7.1. **Limited potential** – Development of S2, particularly in the north eastern field would have a high visual prominence, particularly from the north, north west and west extending built form down the west facing slope from the ridge.
- 7.2. It would encroach into open agricultural land more associated with the wider rural landscape than the settlement itself, with no obvious definable edge.
- 7.3. The field boundaries, particularly the external hedges contain established and mature trees. It would be vital in any future development to retain these hedges ensuring sufficient buffers of 5m minimum from development and ensuring they border areas of public space, footpaths or access roads, rather than as rear garden boundaries.
- 7.4. Further bands/groups of large canopy trees running north to south would also be necessary to break up the mass of development in views from the north west and west.
- 7.5. The current northern edge of the settlement on the B3284 is ill defined and does not create a sense of arrival, or sense of place.

## **8. Future Development – Strategic guidance**

- 8.1 Any future development must retain existing Cornish hedges, particularly the external boundary hedges which contain much larger native trees.
- 8.2 The existing hedges running south east to north west would be valuable in breaking up the massing of any development and could be enhanced with further native large canopy trees and allowing them space to develop to maturity in this more sheltered landscape. Further pockets of larger canopy tree planting within sufficient space for future growth would break up the massing of any new development and reflect the character of Cornish villages where trees reach up through, and above the roof lines.
- 8.3 Development should be located away from retained hedges, allowing an undeveloped buffer of at least 4m.
- 8.4 Retained hedges should not form garden boundaries but should border public access routes, footpaths, and areas of open space. Guidance on development and retained hedges is contained in Appendix D of the Cornwall Planning for Biodiversity Guide<sup>6</sup>
- 8.5 The southern boundary meets the Biodiversity Action Plan woodland and will need a 10m buffer from any development to both protect the trees and prevent new development being sited with the shade these trees will cast.
- 8.6 Any development in the southern area will need to consider the negative impact of artificial lighting on the woodland habitat to the south
- 8.7 An existing tree lined footpath lies along the southern boundary, any development should retain and enhance this route, repairing Cornish hedges and adding further native planting.
- 8.8 Development towards the north eastern boundary of S2 should be limited in vertical scale to 1 to 2 storeys to mitigate visual impact.
- 8.9 Consider retaining and enhancing the native hedge to the B3284 to retain the rural character of the highway.
- 8.10 There is presently no sense of arrival at the village from the north west and development of S2 could create a gateway.

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<sup>6</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

## S3 Western Sloping Pasture

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View looking at S3 and the southern edge of Shortlanesend from the south west



View of the established on the footpath bordering S2 and S3



View from the north west looking at S3 (the green field)





View of S3 from the bridleway through the established boundary hedge.

### **Relation to 2001 Landscape Strategy:**

In the 2001 Landscape Strategy S3 was called land parcel 4. The field to the west of Cornelly and The Elms has not been included in this assessment as it was thought to be part of a residential curtilage referring to the 2019 aerial photo which shows it with mown grass.

## **1. Local Landscape Character**

S3 lies to the west of the village within one Landscape Character Area<sup>1</sup> (refer to Map 4) whose key characteristics are described as follows:

### **1.1. . CA13 – Fal Ria, Truro and Falmouth**

- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*

### **1.2. Local Landscape Character description**

#### **1.2.1 Topography and drainage**

This approximately 1.5Ha land parcel lies between 64 and 76m AOD and forms part of the eastern slopes of a small shallow valley running north to south.

There is no water present in the land parcel but a tributary of the Boscolla Stream lies approximately 180m to the west.

#### **1.2.2 Biodiversity**

This is Grade 3 pastoral land with a greater biodiversity value than arable agricultural land. There is however greater value within the field

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<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

boundary hedges which are predominantly 3-6m in height of native species (refer to Map 10).

These hedges are larger in scale than the more exposed hedges on the ridge containing much larger native trees and shrubs up to and over 6m in height than the hedges on the higher ground along the ridge.

These hedges are an important wildlife habitat link and feeding corridor particularly for bats with the wider rural landscape.

S3 also lies within the B-Line<sup>2</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>3</sup> work linking with the network of valleys in the area.

The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

### **1.2.3 Land cover and land use**

The land is Grade 3 pastoral farmland enclosed by Cornish hedges with their associated trees and shrubs predominantly 3-6m in height. It has a semi enclosed rural character. A pylon lies on the western corner of the boundary and wires cross over above.

### **1.2.4 Field and woodland pattern**

These are small scale west facing sheltered fields with hedges which have developed to a larger scale than the more exposed hedges on the ridge. The hedges have been allowed to grow on, positively contribute to the landscape character and now reach 3-6m and above. The tree lined bridleway on the northern and western boundary is a strongly defined landscape feature.

The Medieval field pattern is not intact, as a hedge has been removed to increase the scale of the main field.

Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. Specific guidance for the integration of Cornish hedges within new developments can be found in Appendix D – Cornish Hedges and Development - Cornwall Planning for Biodiversity Guide<sup>3</sup> (refer to Map 10).

### **1.2.5 Relation to settlement edge and transport**

The western edge of the settlement forms an abrupt straight edge to S3, where rear gardens are contained by a Cornish hedge who's height

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<sup>2</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

<sup>3</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

varies from 1-6m. S3 is pastoral farmland and provides a green foreground to the settlement in views from the west.

An established tree lined bridleway runs down the northern and western boundary and is a well defined defensible edge. This right of way then connects to a minor rural highway (School Lane) and further footpaths into the wider rural landscape.

### 1.2.6 Historic pattern

The Medieval farmland Historic Landscape Characterisation type has been altered where a boundary has been removed to create a larger field.

The Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>4</sup>.

### 1.2.7 Condition

S3 is managed pasture with a pylon on the western boundary and wires overhead.

## 2. Visual context and characteristics

2.1 The land is sloping to the west as part of the eastern side of a shallow valley. Due to the nature of the topography, hedge vegetation and the intervening settlement there are no views of S3 from the north, south or east. S3 is visible in views from the west, with the settlement rising to the ridge behind. In the wider views from the west and north west views can be restricted by existing vegetation on Cornish hedges.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape
2	Condition of elements and features	Moderate	Field pattern has been altered and hedge removed, pylon on the western boundary and overhead cables
3	Nature and complexity of landform	Moderate	Semi enclosed rural character
4	Scale and pattern of landscape	High	Small scale landscape with small fields
5	Historic features and sense of time depth	Moderate	Historic field pattern has been altered with a hedge removed
6	Presence of natural elements	Moderate	Established interconnecting network of Cornish hedges, and hedgerows
7	Relationship to settlement edge	Moderate	The western settlement edge is mitigated to an extent by the retained hedge boundary with larger trees present.
Visual Sensitivity			
1	Visual prominence	Moderate	From west and north west. Limited visual receptors
2	Openness and intervisibility	Moderate	Affected by landform and vegetation
3	Views available	Moderate	Views limited by vegetation and topography

<sup>4</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>



#### 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S3</b>	<b>M</b>	<b>M</b>	<b>M</b>

#### 5. Landscape Value

5.1 S3 lies on the sheltered valley side. Although a small land parcel it has notable value in the tree lined Cornish hedges to the bridleway on the northern an eastern boundary.

	Landscape Value		
1	Distinctiveness of character	Moderate	Landscape elements are largely typical of the character of the area
2	Quality and condition of landscape, elements and features	Moderate	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Moderately scenic rural character
4	Presence of cultural, historic or nature conservation associations	Moderate	Altered Medieval field pattern with conservation value in the hedge field boundaries
5	Recreational opportunities	High	Bridleway forms the northern and western boundaries
6	Levels of tranquillity	Moderate	Moderate tranquillity in combination with the surrounding rural landscape. Some minor intermittent intrusion from housing estate.

#### 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S3</b>	<b>M</b>	<b>M</b>	<b>M</b>	<b>M</b>	<b>Medium</b>

6.1 **Medium** – Housing development within S3 would create some negative change in landscape character and visual amenity. Through an iterative design process there is the potential for significant landscape and visual effects to be avoided or reduced through appropriate mitigation.

#### 7. Development Potential

- 7.1. **Some development potential** - Development of S3 would extend built form further down the west facing valley slope.
- 7.2. These small scale fields are separated and bounded by Cornish hedges. It would be vital in any future development to retain these hedges ensuring sufficient buffers of 5m minimum from development and ensuring they border areas of public space, footpaths or access roads, rather than as rear garden boundaries.
- 7.3. The current tree lined bridleway creates a strong defensible edge for any future development.

## **8. Future Development – Strategic guidance**

- 8.1 An existing tree lined footpath lies along the northern and western boundary, any development should retain and enhance this route, repairing Cornish hedges and adding further native planting.
- 8.2 Any future development must retain existing Cornish hedges, and enhance existing vegetation with further native large canopy trees and allowing them space to develop to maturity.
- 8.3 Development should be located away from retained hedges, allowing an undeveloped buffer of at least 4m.
- 8.4 Retained hedges should not form garden boundaries but should border public access routes, footpaths, and areas of open space. Guidance on development and retained hedges is contained in Appendix D of the Cornwall Planning for Biodiversity Guide<sup>5</sup>.

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<sup>5</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

## **S4 South Western Sloping Farmland**

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View looking into S4 from the northern edge of the land parcel to the south west of Shortlanesend



Houses on Roseworthy Road with S4 in front and mature trees in the western boundary of the land parcel.



View from public footpath to the south of S4.



### **Relation to 2001 Landscape Strategy:**

S4 was part of land parcel 6 in the 2001 Landscape Strategy which covered the southern settlement edge and the wider landscape to the south. The housing development on Roseworthy Road, and Kenwyn Heights was not present when the 2001 Landscape Strategy was prepared.

## **1. Local Landscape Character**

S4 lies to the south of the village within one Landscape Character Area<sup>1</sup> (refer to Map 4) whose key characteristics are described as follows:

### **1.1. CA13 – Fal Ria, Truro and Falmouth**

- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*

## **1.2. Local Landscape Character description**

### **1.2.1 Topography and drainage**

This 8.3Ha land parcel lies between 50 and 68m AOD and forms part of a shallow bowl landform as part of the river valley system. The gradient of the west facing slope is slacker than that of S3, and the lower area of S2 to the north.

There is no water present within S4 however a stream is located on the western boundary.

### **1.2.2 Biodiversity**

This is Grade 2 and 3 pastoral land with a greater biodiversity value than a cultivated field. There is significant value for wildlife habitats in the field boundary hedges which are all over 3m in height with large sections reaching over 6 m in height (refer to Map 10).

The western boundary hedge contains much larger native trees which are likely to be very old, having been plotted on the 1875 1<sup>st</sup> Edition historic map. Trees of this age will support a large and diverse ecology. These hedges are an important habitat link with the wider rural landscape, and to the Biodiversity Action Plan (BAP) Woodland Habitat which abuts the western boundary. The Lagas<sup>2</sup> Nature Recovery Network mapping shows this valley as an existing nature network and indicates further natural habitat opportunities to the south west and south of Shortlanesend.

S4 also lies within the B-Line<sup>3</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are

<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

<sup>2</sup> Lagas supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

<sup>3</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup> work linking with the network of valleys in the area. The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

### **1.2.3 Land cover and land use**

The land is Grade 2 and 3 agricultural farmland enclosed by established mature Cornish hedges with their associated trees and shrubs.

### **1.2.4 Field and woodland pattern**

S4 comprises two medium scale fields and two small in the context of the local landscape. This Medieval farmland has remained largely intact with only one short section of original hedge removed since the 1875 1<sup>st</sup> Edition historic mapping. These field Medieval patterns are morphologically distinct from the generally straight-sided fields of later enclosure.

The field boundary hedges are predominantly over 6m in height and of native species. The scale of the hedge vegetation increases in scale as you move to the west taking advantage of the shelter afforded by the topography below the ridge. Trees on this boundary are also shown on the 1875 1<sup>st</sup> Edition historic mapping indicating their age and significant value to the landscape character and flora and fauna they support. The topography, field scale and mature hedges create a semi enclosed character.

Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. Specific guidance for the integration of Cornish hedges within new developments can be found in Appendix D – Cornish Hedges and Development - Cornwall Planning for Biodiversity Guide<sup>4</sup> (refer to Map 10)

### **1.2.5 Relation to settlement edge and transport**

S4 is pastoral farmland which provides the rural context for the settlement on the south western edge. The Housing development to the east was constructed after 2016 and is viewed as a series of white rendered gable ends behind a low Cornish hedge.

School Hill is a rural tree lined lane on the northern boundary and currently forms a strong defensible edge to the south of the settlement. These pastoral fields form part of the rural setting to the settlement on the southern edge. Since the 2001 Landscape Strategy housing development has been constructed to the north east, extending the built form of the settlement into the wider agricultural landscape to the south.

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<sup>4</sup><http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

There is no public access through S4 however a footpath runs along the western boundary.

### 1.2.6 Historic pattern

The Medieval Farmland Historic Landscape Characterisation type is legible, with only a minor change to the field pattern on the western edge (refer to Map 9).

The Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>5</sup>.

### 1.2.7 Condition

S4 is managed farmland with no detracting features. The field pattern and Cornish hedges are the key landscape characteristics of the land parcel.

## 2. Visual context and characteristics

- 2.1 Being situated within a bowl like landform as part of the valley system, the west facing topography has a moderate visual prominence and intervisibility and is only visible in elevated views from the west.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape
2	Condition of elements and features	Moderate	Established Cornish hedge boundaries. No significant detractors.
3	Nature and complexity of landform	Moderate	Semi enclosed medium and small scale fields
4	Scale and pattern of landscape	High	Part of an intact Medieval field system of small and medium scale fields
5	Historic features and sense of time depth	Moderate	Largely intact field pattern
6	Presence of natural elements	High	Interconnecting network of Cornish hedges, and hedgerows linking to BAP woodland habitat
7	Relationship to settlement edge	High	Solid line of two storey development along the existing south western settlement edge follows the natural boundary of a retained hedge.
Visual Sensitivity			
1	Visual prominence	Moderate	Limited views by topography and vegetation
2	Openness and intervisibility	Moderate	Mature hedges and topography create semi enclosed landscape with limited intervisibility
3	Views available	Low	Limited views from the west

<sup>5</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>



## 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S4</b>	<b>M</b>	<b>M</b>	<b>M</b>

## 5. Landscape Value

5.1 S4 lies within a sheltered bowl landform and this shelter has allowed the trees within the hedge boundaries to grow beyond 6m in height and these link to the BAP woodland habitat to the west. The footpath on the western boundary is a popular route for recreation with local residents.

	Landscape Value		
1	Distinctiveness of character	Moderate	Landscape elements are largely typical of the character of the area
2	Quality and condition of landscape, elements and features	Moderate	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	High	Aesthetic appeal created by established Cornish hedge field boundaries
4	Presence of cultural, historic or nature conservation associations	Moderate	Medieval field pattern largely intact with conservation value in the hedge field boundaries
5	Recreational opportunities	Moderate	No PROW through the land parcel, but a footpath popular with locals runs along the western boundary
6	Levels of tranquillity	High	Quiet landscape with minor noise intrusion from School Hill, housing to the east.

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S4</b>	<b>M</b>	<b>M</b>	<b>M</b>	<b>M</b>	<b>Medium</b>

6.1 **Medium** – Housing development within S4 would create some negative change in landscape character and visual amenity, and has the potential to have an adverse impact on the landscape character of small to medium scale fields and mature hedge field boundaries. Through an iterative design process there is the potential for significant landscape and visual effects to be avoided or reduced through appropriate mitigation.

## 7. Development Potential

7.1. **Some development potential** - Development of S4 would extend the built form of the southern edge of the settlement (not present in 2001) to the bottom of the west facing slope.

- 7.2. The fields are separated and bounded by mature and established Cornish hedges. It would be vital in any future development to retain these hedges ensuring sufficient buffers of 5m minimum from development and ensuring they border areas of public space, footpaths or access roads, rather than as rear garden boundaries.

## **8. Future Development – Strategic guidance**

- 8.1 The northern wooded boundary to School Hill is of significant value both to wildlife and to the local landscape character and should be retained as a priority.
- 8.2 Any future development must retain existing Cornish hedges, particularly the western boundary hedge, and enhance existing vegetation with further native large canopy trees and allowing them space to develop to maturity.
- 8.3 Pockets of larger canopy tree planting within sufficient space for future growth are recommended as these would break up the massing of any new development and reflect the character of Cornish villages where trees reach up through, and above the roof lines.
- 8.4 Development should be located away from retained hedges, allowing an undeveloped buffer of at least 4m.
- 8.5 Retained hedges should not form garden boundaries but should border public access routes, footpaths, and areas of open space. Guidance on development and retained hedges is contained in Appendix D of the Cornwall Planning for Biodiversity Guide<sup>6</sup>
- 8.5 The southern boundary meets the Biodiversity Action Plan woodland and will need a 10m buffer from any development to both protect the trees and prevent new development being sited with the shade these trees will cast.
- 8.6 Any development in the western area will need to consider the negative impact of artificial lighting on the woodland habitat to the south
- 8.7 An existing tree lined footpath lies along the western boundary, any development should retain and enhance this route, repairing Cornish hedges and adding further native planting.

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<sup>6</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

## **S5 Western Sloping Farmland**

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View looking from the south west at S5 and the southern edge of Shortlanesend



The southern approach to the settlement with S5 in the foreground.



Looking south at S5 from Kenwyn Heights

### **Relation to 2001 Landscape Strategy:**

S5 was part of land parcel 6 in the 2001 Landscape Strategy which covered the southern settlement edge and the wider landscape to the south. The housing development on Roseworthy Road, and Kenwyn Heights was not present when the 2001 Landscape Strategy was prepared.

## **1. Local Landscape Character**

S5 lies to the south of the village within two Landscape Character Areas<sup>1</sup> (refer to Map 4) whose key characteristics are described as follows:

### **1.1. CA13 – Fal Ria, Truro and Falmouth**

- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*

### **1.2. CA14 – Newlyn Downs**

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys.*
- *Medium to large scale broadly rectilinear fields of pasture or arable.*
- *Low Cornish hedges and hedgerows.*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*
- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*
- *Long views to the north and the coast.*

## **1.3. Local Landscape Character description**

### **1.2.1 Topography and drainage**

This 6.3Ha land parcel lies between 54 and 90m AOD and forms part of a shallow bowl landform as part of the river valley system. The gradient of this west facing slope is steeper on the eastern edge. There is no water present within, or adjacent to S5.

### **1.2.2 Biodiversity**

This is Grade 3 pastoral farmland with a greater biodiversity value than a cultivated field. There is significant value for wildlife habitats in the field boundary hedges which on the lower sheltered slopes are between 3 and 6m in height (refer to Map 10).

The south eastern boundary hedge has the greatest value containing much larger native trees and shrubs up to and over 6m in height. Many of these trees are likely to be very old, having been plotted on the 1875 1<sup>st</sup> Edition historic map. Trees of this age will support a large and diverse ecology. These hedges are an important habitat link with the wider rural landscape.

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<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)



S5 also lies within the B-Line<sup>2</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>3</sup> work linking with the network of valleys in the area. The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

### **1.2.3 Land cover and land use**

The land is Grade 3 agricultural farmland enclosed by Cornish hedges with their associated trees and shrubs.

### **1.2.4 Field and woodland pattern**

S5 comprises two medium scale fields in the context of the local landscape. The Medieval pattern is not intact, and has been adapted by modern farming with a number of field boundaries removed to increase the overall field scale.

The field boundary hedges on the lower slopes are between 3 and 6m in height with significant sections over 6m. Trees on the lower boundaries are also shown on the 1875 1st Edition historic mapping indicating their age and significant value to the landscape character and flora and fauna they support.

Hedges on the eastern boundary lie on the more exposed plateau and this, as well as the method of maintenance has led to much lower hedges, up to 3m in height.

Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. Specific guidance for the integration of Cornish hedges within new developments can be found in Appendix D – Cornish Hedges and Development - Cornwall Planning for Biodiversity Guide<sup>3</sup> (refer to Map 10)

### **1.2.5 Relation to settlement edge and transport**

S5 is pastoral farmland lying to the south of the settlement which provides the rural context for the settlement on the southern edge. Housing development to the north was constructed after 2016 and is viewed as a series of white rendered gable ends behind a low Cornish hedge.

There is no public access through S5, but a popular footpath runs along the southern boundary.

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<sup>2</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

<sup>3</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

### 1.2.6 Historic pattern

The Medieval Farmland Historic Landscape Characterisation type has been modified, with 3 boundaries removed to increase the scale of the remaining fields.

The Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>4</sup>.

### 1.2.7 Condition

S5 is managed farmland with no detracting features. The Cornish hedges are a key landscape characteristic of this rural landscape character.

## 2. Visual context and characteristics

- 2.1 S5 meets the high plateau area along the B3284 and falls to the west forming part of the bowl like landform, which is part of the wider valley system.
- 2.2 The upper slope is visible on the approach to the settlement from the south and in elevated views from the west.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape
2	Condition of elements and features	Moderate	Intact and well maintained, the nature of the elevated topography influences the land cover. No significant detractors.
3	Nature and complexity of landform	High	Eastern edge lies on the open plateau with the slope falling away to the west.
4	Scale and pattern of landscape	Moderate	Medieval field system has been modified where 4 small fields are now 2 medium scale fields
5	Historic features and sense of time depth	Moderate	Medieval field system has been modified
6	Presence of natural elements	Moderate	Interconnecting network of Cornish hedges, and hedgerows
7	Relationship to settlement edge	High	S5 lies to the south of the exiting settlement and forms a critical part of its rural setting. This land has a stronger relationship with the wider rural landscape to the south than the settlement.
Visual Sensitivity			
1	Visual prominence	High	S5 lies on the edge of the plateau and falls to the west. The eastern field is visually prominent in views from the south on the approach to the settlement, and elevated views from the south west. The eastern boundary lies at the gateway to the settlement from the south on the B3284
2	Openness and intervisibility	High / Moderate	Mature hedges limit intervisibility of the lower field. The eastern upper area of S5 has greater intervisibility due to its more elevated position.
3	Views available	High	Highly visible in views from the south and west

<sup>4</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>



#### 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S5</b>	<b>M</b>	<b>H</b>	<b>H</b>

#### 5. Landscape Value

5.1 S5 lies at the edge of the main ridge line to the east and is more closely associated with the west facing valley slopes. It provides a significant contribution to the rural setting of the settlement lying beyond the strong developed boundary of houses on Roseworthy Road, and Kenwyn Heights.

	Landscape Value		
1	Distinctiveness of character	Moderate	Landscape elements are largely typical of the character of the area
2	Quality and condition of landscape, elements and features	Moderate	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Moderately scenic rural landscape of unspoilt character
4	Presence of cultural, historic or nature conservation associations	High	Medieval field pattern intact with conservation value in the hedge field boundaries
5	Recreational opportunities	Moderate	No PROW through S5 with a small section of footpath along the southern boundary
6	Levels of tranquillity	Moderate	Moderate tranquillity in combination with the surrounding rural landscape. Noise intrusion in the eastern fields from B2384, with minor noise levels from housing estate to the north

#### 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S5</b>	<b>M</b>	<b>H</b>	<b>H</b>	<b>M</b>	<b>Low to Medium</b>

6.1 **Low to Medium** – Housing development within S5 would create extensive negative change in landscape character and visual amenity. There would be limited potential to reduced landscape and visual effects through appropriate mitigation.

#### 7. Development Potential

- 7.1. **Limited potential** – Development of S5, particularly in the eastern field would have a high visual prominence, particularly from the south. It would encroach into open agricultural land more associated with the wider rural landscape than the settlement itself, with no obvious definable edge.
- 7.2. There is significant landscape value in the field boundaries which contain established and mature trees. It would be vital in any future development

to retain these hedges ensuring sufficient buffers of 5m minimum from development and ensuring they border areas of public space, footpaths or access roads, rather than as rear garden boundaries.

## **8. Future Development – Strategic guidance**

- 8.1 Any future development must retain existing Cornish hedges, particularly those bordering the western field which contain much larger native trees.
- 8.2 The existing hedge running north to south would be valuable in breaking up the massing of any development in S5. Further pockets of larger canopy tree planting within sufficient space for future growth would break up the massing of any new development and reflect the character of Cornish villages where trees reach up, through, and above the roof lines.
- 8.3 Development should be located away from retained hedges, allowing an undeveloped buffer of at least 4m.
- 8.4 Retained hedges should not form garden boundaries but should border public access routes, footpaths, and areas of open space. Guidance on development and retained hedges is contained in Appendix D of the Cornwall Planning for Biodiversity Guide<sup>5</sup>
- 8.5 An existing tree lined footpath lies along the southern boundary, any development should retain and enhance this route, repairing Cornish hedges and adding further native planting.
- 8.6 Development towards the western boundary of S5 should be limited in vertical scale to 1 to 2 storeys to mitigate visual impact.
- 8.7 Consider retaining and enhancing the native hedge to the B3284 with any new development set back behind it.

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<sup>5</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

## S6 Southern Plateau

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View looking at S6 from the south



S6 with S7 beyond viewed from the northern edge of Truro



Present southern settlement edge as viewed on the approach on the B3284 from the south

### **Relation to 2001 Landscape Strategy:**

S6 was part of land parcel 7a in the 2001 Landscape Strategy, which covered the wider landscape to the south and east of the settlement. Housing to the north of S6 (in the images above) was not present in 2001.

## 1. Local Landscape Character

S6 lies to the south of the village within one Landscape Character Area<sup>1</sup> (refer to Map 4) whose key characteristics are described as follows:

### 1.1. CA14 – Newlyn Downs

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys. In the north, these reach the coast.*
- Medium to large scale broadly rectilinear fields of pasture or arable.
- *Low Cornish hedges and hedgerows.*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*
- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*
- Long views to the north and the coast.

### 1.2. Local Landscape Character description

#### 1.2.1 Topography and drainage

This 2.5Ha land parcel lies between 91 and 95m AOD and forms part of the plateau lying above the incised surrounding valleys, which connects on to the west with the highest ground in the local landscape at Four Burrows and Chiverton Cross. As you move to the east of S6 off the plateau ridge, the land enters a different landscape character of valley slopes.

There is no water present.

#### 1.2.2 Biodiversity

This is Grade 3 agricultural land has limited biodiversity value. There is greater value within the field boundary hedges which are predominantly 2-3m in height of native species (refer to Map 10).

The eastern boundary hedge has the greatest value containing much larger native trees and shrubs up to and over 6m in height. These trees are likely to be very old, having been plotted on the 1875 1<sup>st</sup> Edition historic map. Trees of this age will support a large and diverse ecology. These hedges are an important habitat link with the wider rural landscape, where the scale of the trees within the boundary hedges continues to increase to the east as the land becomes more sheltered as you move down into the valley slopes.

The Lagas<sup>2</sup> Nature Recovery Network mapping shows further woodland opportunity to extend the existing nature network to the east of S6. S7 also lies within the B-Line<sup>3</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate

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<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

<sup>2</sup> Lagas supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

<sup>3</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>



change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup> work linking with the network of valleys in the area. The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

### **1.2.3 Land cover and land use**

The land is Grade 3 agricultural farmland enclosed by Cornish hedges with their associated trees and shrubs.

### **1.2.4 Field and woodland pattern**

S6 comprises two medium scale fields in the context of the local landscape. This Medieval farmland has not changed its field pattern from the 1875 1<sup>st</sup> Edition historic mapping. These field Medieval patterns are morphologically distinct from the generally straight-sided fields of later enclosure.

The field boundary hedges are predominantly 2-3m in height of native species. The scale of the hedge vegetation increases on the eastern boundary taking advantage of some shelter as the topography starts to fall to the east into the valleys. Trees on this boundary are also shown on the 1875 1<sup>st</sup> Edition historic mapping indicating their age and significant value to the landscape character and flora and fauna they support.

### **1.2.5 Relation to settlement edge and transport**

S6 is pastoral and agricultural farmland which provides the rural context for the settlement on the southern and south eastern edge. Housing development to the north was constructed after 2016 and is viewed as a series of white rendered gable ends behind a low Cornish hedge.

There is no public access to or through S6.

### **1.2.6 Historic pattern**

The Medieval Farmland Historic Landscape Characterisation type is legible, with no changes to the field pattern. The western edge of S6 meets the historic farmstead at Carvinack.

The Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>5</sup>.

### **1.2.7 Condition**

S6 is managed farmland with no detracting features. The key landscape characteristics of field pattern, Cornish hedges, are intact.

## **2. Visual context and characteristics**

- 2.1 Being situated on the elevated plateau, S6 and the eastern edge of Shortlanesend are prominent in views from the east and south east. Here the low hedges and elevated open landscape character create high intervisibility. Visual prominence will increase towards the east of S6 as you leave the plateau onto the eastern valley slopes.

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<sup>4</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

<sup>5</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

### 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape
2	Condition of elements and features	Moderate	Intact and well maintained, the nature of the elevated topography influences the land cover. No significant detractors.
3	Nature and complexity of landform	Moderate	Simple open plateau
4	Scale and pattern of landscape	High	Part of an intact Medieval field system small to medium scale landscape with clear historic pattern evident
5	Historic features and sense of time depth	Moderate	Intact field pattern
6	Presence of natural elements	Moderate	Interconnecting network of Cornish hedges, and hedgerows
7	Relationship to settlement edge	High	The solid line of modern two storey development along the existing eastern settlement edge follows the natural boundary of a retained 2-3m height hedge, and has an influence on the character of the rural landscape to the east.
Visual Sensitivity			
1	Visual prominence	High	This is an elevated rural land parcel, where the present settlement edge is visually prominent in distant views from the east and south east
2	Openness and intervisibility	High	This elevated landform has an open character with hedges 2-3m in height creating a high intervisibility.
3	Views available	High	Highly visible in long views from the east and south east

### 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S6</b>	<b>M</b>	<b>H</b>	<b>H</b>

### 5. Landscape Value

5.1 S6 forms part of the main ridge line extending to the north west and south. It comprises characteristics of Cornish farmland in good condition, with a landscape pattern which exhibits good historic continuity. The scenic quality reflects the landscape characteristics of the land lying to the north and east within the St Clement Area of Great Landscape Value (AGLV).

Landscape Value			
1	Distinctiveness of character	High	Landscape elements reflect the wider designated landscape characteristics to the north and east
2	Quality and condition of landscape, elements and features	High	Elements in good condition and are consistent with the wider local landscape character
3	Scenic value and aesthetic	Moderate	Moderately scenic rural landscape of unspoilt character

	appeal		
4	Presence of cultural, historic or nature conservation associations	High	Medieval field pattern intact with conservation value in the hedge field boundaries. Undeveloped land separating settlement from the historic farmstead at Carvianack
5	Recreational opportunities	Low	No PROW through or adjacent to S6
6	Levels of tranquillity	Moderate	Moderate tranquillity in combination with the surrounding rural landscape. Some intrusion from B2384

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S6</b>	<b>M</b>	<b>H</b>	<b>H</b>	<b>H</b>	<b>Low</b>

- 6.1 Low – Housing development within S6 would result in significant adverse visual effects which mitigation measures would not be able to reduce, remedy or prevent.

## 7. Development Potential

- 7.1. **Unsuitable for Development** - Development of S6 would take built form beyond the elevated ridge line into a separate rural landscape of east facing valley slopes. The high visual sensitivity of this land parcel makes it unsuitable for further development.

## S7 Eastern Facing Valley Slope

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View looking at the western edge of S7 from Bodmin Road on the northern edge of Truro to the south east



View looking at the western edge of S7 from the south east



Present eastern settlement edge viewed from rural highway to the north east





The rural character of the lane to the north of S7.

### **Relation to 2001 Landscape Strategy:**

S7 in the 2001 Strategy was part of land parcel 7a, and the land to the west of S7 was undeveloped and labelled 7b. Houses were built to the west of S7 in 2016. In 2001 the settlement's edge was set back from the eastern side of the ridge which formed a natural limit separating the settlement from the landscape to the east.

## **1. Local Landscape Character**

S7 lies to the east of the village within one Landscape Character Area<sup>1</sup> (refer to Map 4) whose key characteristics are described as follows:

### **1.1. CA14 – Newlyn Downs**

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys. In the north, these reach the coast.*
- Medium to large scale broadly rectilinear fields of pasture or arable.
- *Low Cornish hedges and hedgerows.*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*
- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*
- Long views to the north and the coast.

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<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

## **1.2. Local Landscape Character description**

### **1.2.1 Topography and drainage**

This 4.6Ha land parcel lies between 96m and 98m AOD and forms part of the plateau lying above the surrounding incised valleys, which connects to the west with the highest ground in the local landscape at Four Burrows and Chiverton Cross.

There is no water present.

### **1.2.2 Biodiversity**

This is Grade 3 agricultural land has limited biodiversity value. The valued habitat is found within the field boundary hedges which are predominantly 2-3m in height of native species (refer to Map 10). The northern boundary hedge has the greatest value containing much larger native trees and shrubs up to 6m in height, and is linked by less than 200m of hedge to the 145Ha Bishop's Wood County Wildlife Site, also a Biodiversity Action Plan Habitat for Wet Woodland and Upland Oakwood. This County Wildlife Site is also part of a much wider natural network .

S7 also lies within the B-Line<sup>2</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>3</sup> work linking with the network of valleys in the area.

The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

### **1.2.3 Land cover and land use**

The land is Grade 3 agricultural farmland enclosed by Cornish hedges with their associated native trees and shrubs.

### **1.2.4 Field and woodland pattern**

S7 comprises two medium scale fields in the context of the local landscape. This Medieval farmland has not changed its field pattern from the 1875 1<sup>st</sup> Edition historic mapping. These field Medieval patterns are morphologically distinct from the generally straight-sided fields of later enclosure. The uniformity of the hedgerow management has resulted in a distinct lack of structural diversity with predominantly hedges maintained at 2-3m in height, apart from the northern boundary which has a far greater value with trees and shrubs of a much greater height up to 6m. The elevated and exposed position has also slowed vegetation growth.

### **1.2.5 Relation to settlement edge and transport**

The present settlement edge of Shortlanesend was built in 2016 and is formed by a continuous line of eastward facing semi detached two storey white rendered residential properties who's rear gardens are

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<sup>2</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

<sup>3</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>

bounded by a retained native hedge. This hedge is 2-3m in height and is part of the original historic field pattern.

S7 is bordered to the north by a Idless Lane, a quiet rural highway connecting to the hamlet of Idless to the east and onwards to the wider rural network of Public Rights of Way (PROW). This rural lane is a popular route used by local residents for recreation. On the Eastern boundary there is a private track to Carvinack.

No PROW cross or border S7.

### 1.2.6 Historic pattern

The Medieval Farmland HLC Type is legible. On the eastern boundary of S7 the historic farmstead of Carvinack predates the 1875 1st Edition mapping, and is representative of the landscape character of isolated historic farmsteads. This land parcel retains the separation between the settlement and the historic farmstead.

The Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>4</sup>.

### 1.2.7 Condition

S7 is attractive and well managed farmland with no detracting features. The key landscape characteristics of field pattern, Cornish hedges, are intact. However some hedges are in poor condition or with poor species diversity (with the better quality hedge on the northern boundary). The land lies on the southern boundary of the St Clement Area of Great Landscape Value (AGLV)

## 2. Visual context and characteristics

- 2.1 Being situated on the elevated plateau, S7 and the eastern edge of Shortlanesend are prominent in views from the east and south east. Here the low hedges and elevated open landscape character create high intervisibility

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape
2	Condition of elements and features	Moderate	Intact and well maintained, the nature of the elevated topography influences the land cover. No significant detractors.
3	Nature and complexity of landform	Moderate	Simple open plateau
4	Scale and pattern of landscape	High	Part of an intact Medieval field system small to medium scale landscape with clear historic pattern evident
5	Historic features and sense of time depth	Moderate	Intact field pattern
6	Presence of natural elements	Moderate	Interconnecting network of Cornish hedges, and hedgerows
7	Relationship to settlement edge	High	The solid line of modern two storey development along the existing eastern settlement edge follows the natural boundary of a retained 2-3m height hedge, and has an influence on the character of the rural landscape to the east.

<sup>4</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

Visual Sensitivity			
1	Visual prominence	High	This is an elevated rural land parcel, where the present settlement edge has extended beyond the natural edge created by the ridge, and is now visually prominent in distant views from the east and south east
2	Openness and intervisibility	High	This elevated landform has an open character with hedges 2-3m in height creating a high intervisibility.
3	Views available	High	Highly visible in long views from the east and south east

#### 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S7</b>	<b>M</b>	<b>H</b>	<b>H</b>

#### 5. Landscape Value

- 5.1 S7 lies beyond the main ridge line to the west and is more closely associated with the east facing valley slopes than the plateau. It comprises characteristics of Cornish farmland in good condition, with a landscape pattern which exhibits good historic continuity. The scenic quality reflects the landscape characteristics of the land lying to the north and east within the St Clement Area of Great landscape value (AGLV).

Landscape Value			
1	Distinctiveness of character	High	Landscape elements reflect the wider designated landscape characteristics to the north and east
2	Quality and condition of landscape, elements and features	Moderate	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Moderately scenic rural landscape of unspoilt character
4	Presence of cultural, historic or nature conservation associations	High	Medieval field pattern intact with conservation value in the hedge field boundaries. Undeveloped land separating settlement from the historic farmstead at Carvianack
5	Recreational opportunities	Moderate to High	No public access through the land parcel, but the rural highway on the northern boundary links to the wider rural access network and is a popular route for local people for recreation.
6	Levels of tranquillity	High	Some occasional intrusion from housing estate

#### 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S7</b>	<b>M</b>	<b>H</b>	<b>H</b>	<b>H</b>	<b>Low</b>



- 6.1 **Low** – Housing development within S7 would result in significant adverse landscape and visual effects which mitigation measures would not be able to reduce, remedy or prevent.

## **7. Development Potential**

- 7.1. **Unsuitable for Development** – The existing eastern edge already has high visual prominence from the wider landscape. The high visual sensitivity of this land parcel makes it unsuitable for further development.
- 7.2. Any housing development within S7 will have a significant adverse visual impact due to the high visual prominence of the land parcel. Development here would take built form further beyond the elevated ridge into a separate rural landscape type of valley slopes.
- 7.3. Development within the southern two fields would join the settlement with the historic farm at Carvinack which predates the 1875 1<sup>st</sup> Edition mapping, and is representative of the landscape character of isolated historic farmsteads.

## S8 – North Eastern Valley Slope

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View looking at the northern edge of S8.



**Relation to 2001 Landscape Strategy:**

These Land Parcels S8a and S8b were included within Area 1 in the 2001 Strategy, which covered the wider landscape lying to the north of the settlement.

## 1. Local Landscape Character

This land parcel lies to the north of the village within one Landscape Character Area<sup>1</sup> (refer to Map 4) whose key characteristics are described as follows:

### 1.1. CA14 – Newlyn Downs

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys.*
- *Medium to large scale broadly rectilinear fields of pasture or arable.*
- *Low Cornish hedges and hedgerows.*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*
- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*
- *Long views to the north and the coast.*

### 1.2. Local Landscape Character description

#### 1.2.1 Topography and drainage

This 2Ha land parcel lies between 96m and 80m AOD and forms the head of a valley to the Ninnis Stream, leading to the Lower River Allen at Idless.

There is no water present.

#### 1.2.2 Biodiversity

This is Grade 3 agricultural/pastoral land has limited biodiversity value. The valued wildlife habitat is found within the field boundary hedges which contain large native trees up to and over 6m in height (refer to Map 10).

These hedges link directly to the 145Ha Bishop's Wood County Wildlife Site, designated as Ancient Woodland and a Biodiversity Action Plan Habitat for Wet Woodland and Upland Oakwood. This County Wildlife Site is also part of a much wider natural network following the lower lying sheltered valleys. Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. The Lagas<sup>2</sup> Nature Recovery Network mapping shows this valley as an existing nature network and indicates further natural habitat opportunities to the north east and south west of Shortlanesend.

The land parcel also lies within the B-Line<sup>3</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these

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<sup>1</sup> Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

<sup>2</sup> Lagas supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

<sup>3</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup> work linking with the network of valleys in the area. The biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

### **1.2.3 Land cover and land use**

The land is Grade 3 agricultural farmland enclosed by Cornish hedges with their associated trees and shrubs which form the natural setting for the settlement. Part of a wider arable and pastoral landscape of wooded stream valleys within a gently rolling landform. S8 is split and bordered to the north by a rural lane leading to the hamlet of Idless. S8 also lies on the western edge of the St Clement Area of Great Landscape Value (AGLV).

### **1.2.4 Field and woodland pattern**

This land parcel comprises two small to medium scale fields in the context of the local landscape. This Medieval farmland has not changed its field pattern from the 1875 1<sup>st</sup> Edition historic mapping. These Medieval field patterns are morphologically distinct from the generally straight-sided fields of later enclosure. Today's mature hedges overlay trees shown on the 1875-1901 Historic map, indicating their significant value to the landscape character and flora and fauna they support. There is excellent direct natural connectivity to the north east to the Ancient Woodland within Bishop's Wood.

Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. Specific guidance for the integration of Cornish hedges within new developments can be found in Appendix D – Cornish Hedges and Development - Cornwall Planning for Biodiversity Guide<sup>4</sup> (refer to Map 10).

### **1.2.5 Relation to settlement edge and transport**

S8 lies to the north of Idless Lane with the settlement edge of 4 bungalows and 4 two storey houses on the southern side. The bungalows are over 40 years old with the 2 storey houses built as part of the recent development in 2016.

Idless Lane is a narrow rural highway and a transition from the settlement to the wider rural landscape. To the west of the land parcel is Ashley Road, an other rural highway leading north towards Zelah. There is no public access within this land parcel.

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<sup>4</sup> <http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>



### 1.2.6 Historic pattern

The Medieval Farmland Historic Landscape Characterisation (HLC) type is legible, and the historic field pattern remains intact.

The Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>5</sup>.

### 1.2.7 Condition

This land parcel is attractive and well managed farmland with no detracting features. The key landscape characteristics of field pattern, Cornish hedges, are intact. The land lies on the southern boundary of the St Clement Area of Great Landscape Value (AGLV).

## 2. Visual context and characteristics

2.1 S8 lies at the head of a valley falling to the north east and is visually prominent in views from the north and north east. This land is part of the rural foreground to the settlement and viewed as a defined natural edge. Properties along the southern side of Idless Lane are readily visible from the wider landscape.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements of mature Cornish hedges represent one of the key characteristics of the local landscape
2	Condition of elements and features	High	Intact and well maintained. No significant detractors.
3	Nature and complexity of landform	Moderate to High	A transitional area from the plateau area down into the more steeply sloping valley network
4	Scale and pattern of landscape	High	Part of an intact Medieval field system small to medium scale landscape with clear historic pattern evident
5	Historic features and sense of time depth	Moderate	Intact field pattern
6	Presence of natural elements	High	Interconnecting network of Cornish hedges, and hedgerows linking directly to Ancient Woodland and County Wildlife Site.
7	Relationship to settlement edge	High	Part of the rural foreground to the settlement and viewed as a defined natural edge
Visual Sensitivity			
1	Visual prominence	High	This is transitional land from the elevated plateau into a network of sheltered valleys and is visually prominent in distant views from the north and north east
2	Openness and intervisibility	Moderate	Existing mature hedges reduce the sense of openness and reduce intervisibility This elevated landform has an open character with hedges 2-3m in height creating a high intervisibility.
3	Views available	High	The land parcel is visible in long views from the north and north east.

<sup>5</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

#### 4. Overall sensitivity

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
<b>S8</b>	<b>H</b>	<b>H</b>	<b>H</b>

#### 5. Landscape Value

- 5.1 This north east facing farmland lies beyond the main ridge and is increasing in gradient to the north east as it falls then more steeply into the valley beyond. The intact Cornish hedges are a key characteristic of the local landscape showing historic continuity, predominantly 6m or above in height and of significant value to both biodiversity and landscape character.
- 5.2 The scenic quality and key landscape characteristics have led to this land being included within the St Clement Area of Great Landscape Value (AGLV).

	Landscape Value		
1	Distinctiveness of character	High	Landscape elements are good examples of the character of the area
2	Quality and condition of landscape, elements and features	High	Hedge boundaries are in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	High	Designated AGLV for its scenic unspoilt rural landscape character
4	Presence of cultural, historic or nature conservation associations	High	Medieval field pattern intact with conservation value in the hedge field boundaries
5	Recreational opportunities	Moderate to High	No PROW through the land parcel, but rural highway on the southern boundary is popular with locals for recreation and links to the wider rural network
6	Levels of tranquillity	High	Good levels of tranquillity with the surrounding rural landscape.

#### 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
<b>S8</b>	<b>H</b>	<b>H</b>	<b>H</b>	<b>H</b>	<b>Low</b>

- 6.1 **Low** – Housing development within this land parcel will have an adverse impact on both the landscape character and views due to the importance of the Cornish hedgers and the vegetation they support and the high visual prominence of the site in its transition from the plateau area of the ridge into the separate rural character area of valley slopes.

## **7. Development Potential**

- 7.1. **Unsuitable for Development** - This land parcel is considered inappropriate for further housing. Development of S8 would take built form beyond the elevated ridge line into a separate rural landscape of valley slopes. S8 plays an important role in the rural setting of the settlement being beyond the natural edge formed by the plateau top. The high landscape and visual sensitivity of S8 makes it unsuitable for further development.