



Truro Settlement Edge Landscape Assessment

Main Report

Truro and Kenwyn
Neighbourhood
Development Plan

October 2020

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

Kath Statham CMLI
Landscape Architect
Environment Service - Cornwall Council
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Contents

	Page
1. Background	
1.1. Background and purpose of the assessment	1
1.2. Format and content of the report	2
2. Method of assessment	
2.1. Overall approach	6
2.2. Defining Landscape Sensitivity and Landscape Capacity	6
2.3. Type and scale of development to be considered	7
2.4. Stages of the assessment	7
2.5. Criteria for Landscape Sensitivity Assessment	9
2.6. Determining Landscape Capacity	14
3. Landscape assessment of the settlement edge	
3.1 Introduction	16
3.2 The land parcel descriptions:	
TL1 St Clement Upper Slopes	
TL1 – St Clement Upper Slopes - Map 1	
TL1 – St Clement Upper Slopes - Map 2	
TL2 Clements Middle Slopes (now developed)	
TL3 Trennick Pastures	
TL4 Trennick Parkland and Riverside	
TL5 Trethrowell Riverside	
TL6 Higher Newham Farmland (east)	
TL6 – Higher Newham Farmland (north east) Map 1	
TL6 – Higher Newham Farmland (north east) Map 2	
TL6A Higher Newham Farmland (west)	
TL6A - Higher Newham Farmland (south west) Map 1	
TL6A - Higher Newham Farmland (south west) Map 2	
TL7 Penwethers Vean Hillside	
TL8 Carrine Common	
TL9 Hugus Ridge and Valley Side Farmland	
TL10 & TL10A Tomperrow-Penwethers Valley Bottom	
TL11 Tomperrow Valley Side Farmland	
TL11 – Tomperrow Valley Side Farmland - Map 1	
TL11 – Tomperrow Valley Side Farmland - Map 2	
TL12 Greenbottom Fringes (combined with TL14A and TL31)	
TL13 Besore Valley Side Farmland	
TL13 – Besore Valley Side Farmland – Map 1	
TL13 – Besore Valley Side Farmland – Map 2	
TL14 Upper Kenwyn Valley Side (south)	
TL14 – Upper Kenwyn Valley Side (southern side east section) Map 1	
TL14 – Upper Kenwyn Valley Side (southern side east section) Map 2	
T14A Upper Kenwyn Valley Side (southern side, west)	
TL15 & TL15A Upper Kenwyn Valley	
TL16 & TL17 Upper Kenwyn Valley Side (north)	
TL16A Upper Kenwyn Valley Side (northern side, west)	

- TL16B Croft West
- TL18 Lower Kenwyn Valley
 - TL18 – Lower Kenwyn Valley – Map 1
 - TL18 – Lower Kenwyn Valley – Map 2
- TL19 Kenwyn Hillside
 - TL19 – Kenwyn Hillside – Map 1
 - TL19 – Kenwyn Hillside – Map 2
- TL20 River Allen Valley Floor
- TL21 River Allen Valley Eastern Slopes
 - TL21 – River Allen Valley Eastern Slopes – Map 1
 - TL21 – River Allen Valley Eastern Slopes – Map 2
- TL22 Upper Allen Valley Side West
 - TL22 – Upper Allen Valley West - Map 1
 - TL22 – Upper Allen Valley West - Map 2
- TL23 River Allen Valley Floor North
- TL24 Upper Allen Valley Side East
- TL25 Polwhele Farmland
- TL26 Union Hill and Valley Farmland
- TL27 Tresemple Farmland
- TL28 Upper Trennick Valley Farmland
- TL29 Calenick Creek
- TL30 Nansavallan Wood and Valley Farmland
- TL30A Tolgarrick
 - TL30A – Tolgarrick – Map 1
 - TL30A – Tolgarrick – Map 2
- TL31 Greenbottom and Saveock
 - TL31 – Greenbottom and Saveock – Map 1
 - TL31 – Greenbottom and Saveock – Map 2

Appendices

Appendix 1 – Mapping

- Map 1 Land Parcels
- Map 2 Landscape Capacity
- Map 3 Planning Status Since 2000
- Map 4 Landscape Character Areas
- Map 5 Topography
- Map 6 Constraints 1 – Environmental
- Map 7 Constraints 2 - Hydrology
- Map 8 Constraints 3 – Agricultural Land and Public Rights of Way
- Map 9 Constraints 3 – Historic Landscape Characterisation, Schedule Monuments and Listed Buildings
- Map 10 Cornish hedges
- Map 11a 1875-1901 Historic map (west)
- Map 11b 1875-1901 Historic map (east)
- Map 12 LDA 2000 Landscape Capacity Map
- Map 13 LDA 2008 Landscape Framework Plan
- Map 14 2000 and 2008 maps overlaid for reference

Appendix 2 – The project brief

Appendix 3 – Historic Assessment – Cornwall Archaeological Unit

Appendix 4 – Guidance for trees

Appendix 5 – Development and Cornish hedges

Figure 1 – Land parcel location map

Figure 2 - Overall Landscape Sensitivity Matrix

Figure 3 - Landscape Capacity Matrix

Figure 4 – Landscape Capacity Map

Table 1 - Criteria for assessing Landscape Character Sensitivity

Table 2 - Criteria for assessing Visual Sensitivity

Table 3 - Criteria for assessing Landscape Value

Table 4 - Example land parcel summary table

Table 5 – Summary of assessment findings for each land parcel

1. Background

1.1. Background and purpose of the study

- 1.1.1 The Truro and Kenwyn Neighbourhood Development Plan Steering Group commissioned this assessment to be an evidence based document to inform the Neighbourhood Development Plan, and decisions relating to future development around the city of Truro.
- 1.1.2 Previously Carrick District Council commissioned LDA Design to prepare the following three reports for the edge of Truro. Each looked at how future development could best be accommodated around the historic core of Truro and the linear extension out along the Highertown ridge to Threemilestone. This assessment has reviewed each of these assessments and built upon their recommendations where they remain relevant, as there has been significant development consent since 2000. Map 3 in Appendix 1 illustrates the planning history since 2000.

Landscape Strategy for Truro Falmouth and Penryn 2000

This assessment provided:

- a townscape character assessment
- an analysis of Truro within its landscape setting through an evaluation of 30 land parcels surrounding the settlement edge of Truro and the Highertown ridge, created from 'tracts of landscape with a distinctive character or coherent sense of place related to geographical location'. This assessment looked at intrinsic landscape quality, visual characteristics, role in the setting of Truro, overall sensitivity and potential for future development
- A map showing landscape capacity for future housing development, shading the 30 land parcels from most suitable (brown) to least suitable (yellow). The map is reproduced in Appendix 1 – Maps 12 and 14.
- the identification of 6 potential development areas
- the provision of broad planning and design principles for these areas

The findings of this Landscape Strategy were assessed as still relevant, have been incorporated into this report.

Truro Fringe Sites – Development Areas and Design Study (Draft Report) 2004

This assessment looked at 8 specific sites on the fringes of Truro and considered the following:

- the appropriateness of each site for development looking at its landscape and townscape context, site characteristics, environmental capital and visual amenity
- divided each of the 8 sites into areas of differing character, judging their sensitivity and ability to accept positive development, and considering the appropriateness of development within the wider strategy for the growth of Truro
- provided a design study for the sites where development was considered appropriate and could be positively accommodated.

These 8 sites have been considered in the preparation of this report and relate to land parcels, TL6, TL18, TL21, TL22, TL25, TL26, TL27, TL28, TL30A.

Truro and Threemilestone Landscape Strategy 2008

This assessment built upon the 2000 Strategy and provided stakeholder and community involvement in the preparation of a Truro and Threemilestone strategic masterplan.

- 1.1.3 The 2000 Landscape Capacity Map, and the 2008 Landscape Framework Plan are reproduced as Map 12 and 13 respectively in Appendix 1. A further map has been created which overlays the 2000 land parcels onto the 2008 Framework, thereby enabling analysis of the previous reports to inform this assessment, refer to Map 14 Appendix 1.
- 1.1.4 These three previous assessments provided valuable descriptions of landscape character and visual amenity, and recommended limited areas for future growth. The planning and development guidance they provided however did not extend to the whole settlement edge, and concentrated on a number of separate locations. Whilst beneficial, this did not provide development guidance for all areas which came forward for planning permission.
- 1.1.5 This document therefore provides a clear assessment of the landscape sensitivity and capacity of each of the 34 land parcels, and goes on to recommend strategic development guidance for the 12 land parcels considered to currently be subject to the greatest development pressure for housing.

1.2. Format and content of the report

- 1.2.1 This assessment provides a transparent, consistent and objective evaluation of 34 identified land parcels looking at their landscape sensitivity and capacity to accommodate future housing development. It is based upon existing landscape assessments, and recognised methodologies, described further in Section 2 - Method of assessment. It takes attribute headings from the landscape character area descriptions in the 2007 Landscape Character Assessment¹ and expands on the detail provided at this strategic level, to create a robust local landscape character assessment for the settlement edge of Truro.
- 1.2.2 Although some detail has been provided by specialists on hydrology (Dave Watkins - Flood and Coastal Environment Lead, Cornwall Council) historic environment (Cathy Parkes – Cornwall Archeological Unit) ecology (Bruce Forest – Ecologist Cornwall Council) and arboricultural (James Gregory – Forestry Officer, Cornwall Council) these specialist areas will need to be considered in greater detail in forming judgements on appropriate locations for development.

¹ Cornwall Council *Cornwall and Isles of Scilly Landscape Character Assessment* 2007

- 1.2.3 At the time of preparing the assessment the available land cover and habitat mapping was out of date and so land cover and habitat details have been provided from aerial photographs and mapping.
- 1.2.4 The report assesses the landscape sensitivity and landscape capacity of the land beyond the present settlement edge. The report does not attribute a landscape capacity rating for land which has been granted full planning consent, but does provide detail of the present undeveloped landscape character in these areas to inform any future planning decisions. These areas are shaded grey on Map 2 – Landscape Capacity – Appendix 1. This applies to TL14, TL14A and TL30A.
- 1.2.5 The land parcels which make up this assessment are based on the 30 land parcels created in the 2000 Strategy². To prevent confusion this assessment has kept the land parcel numbering from the 2000 Strategy prefixed by TL, and added further land parcels to respond to constructed development since 2000. In light of development since 2000, the boundaries of the land parcels have been amended to reflect the present settlement edge. The 2020 land parcel boundaries are shown in Figure 1 and also in Appendix 1 - Map 1 – Land Parcels.
- 1.2.6 The following amendments have been made to update the 30 land parcels from the 2000 Strategy in light of subsequent development:
- TL2 Clements Middle Slopes – this land parcel as not been assessed as it has now been developed.
 - TL6A Higher Newham Farmland (west) - this is a new land parcel created by separating land from TL29. The land to the north of the Newham Trail now forms TL6A and the land to the south remains TL29.
 - TL10A due to development pressure to the south and west of Threemilestone the valley land parcel of TL10 has been extended west to create TL10A, and north to the railway line. These two areas are assessed together as one land parcel.
 - TL12 Greenbottom fringes – this area as undergone development since 2000 and the remaining undeveloped land has now been incorporated either into TL14A or TL31.
 - TL14A Upper Kenwyn Valley Side (southern side, west) - this is a new land parcel created due to the extension of development in a western direction along the Highertown ridge
 - TL15A Due to development pressure to the south the valley land parcel of TL15 has been extended to create TL15A. These two areas are assessed together as one land parcel.
 - TL16A Upper Kenwyn Valley Side (northern side, west) - this is a new land parcel created due to the extension of development in a western direction along the Highertown ridge
 - TL16B Croft West - this is a new land parcel created due to the extension of development in a western direction along the Highertown ridge

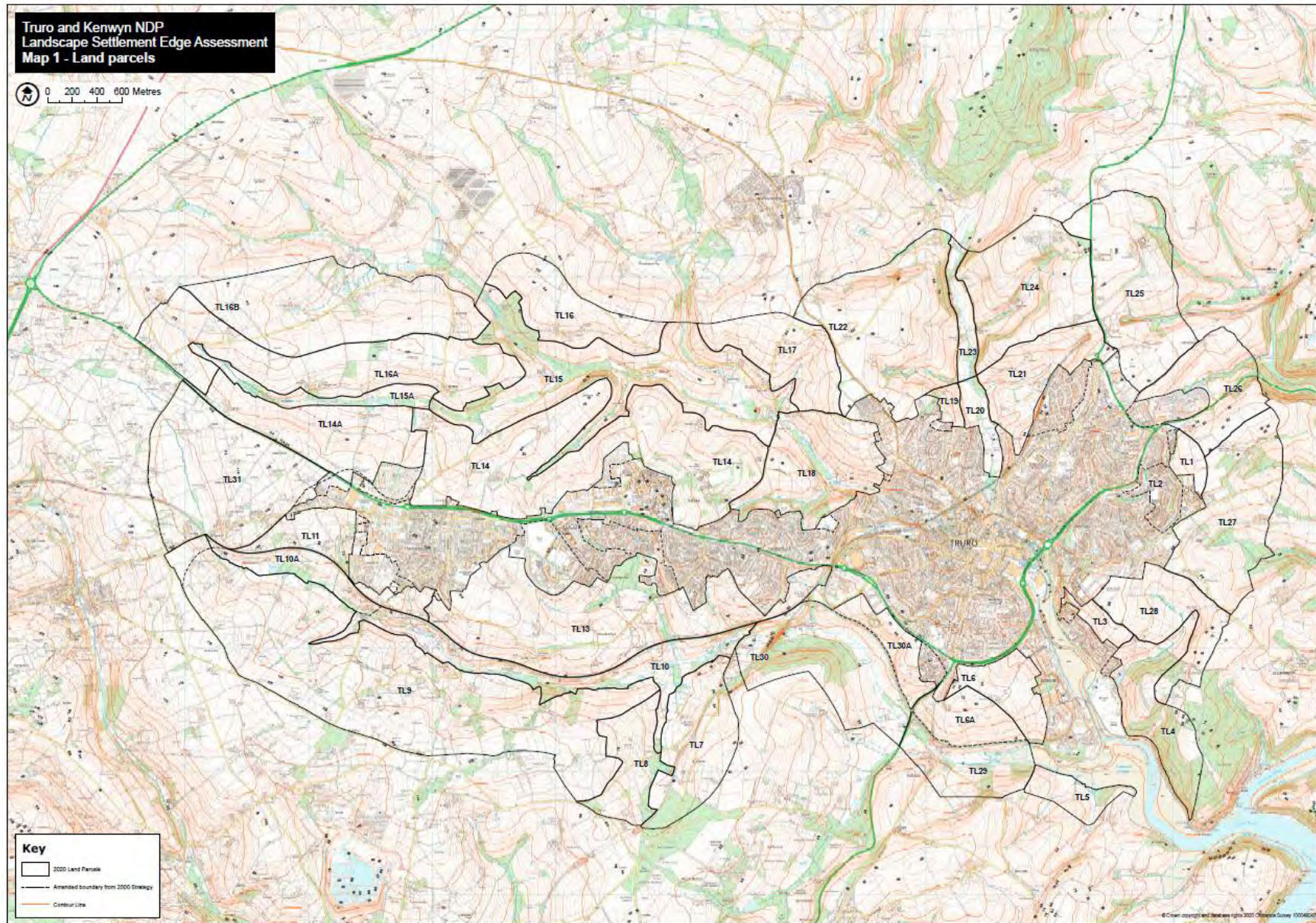
² LDA Design *Landscape Strategy for Truro Falmouth and Penryn* 2000

- TL30A Tolgarrick - this is a new land parcel created by separating TL30. The land to the north of the Newham Trail now forms TL30A and the land to the south remains TL30.
- TL31 Greenbottom and Saveock - this is a new land parcel created due to the extension of development in a western direction along the Highertown ridge

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 Truro and the Highertown ridge.

To positively site future housing development, further work will be needed within each of the land parcels assessed as having a greater capacity for development, to look in detail at the sensitivity of the landscape which will vary across the land parcel making some areas less appropriate for development.

Figure 1 – Land parcel location map



2. Method of assessment

2.1. Overall approach

2.3.1. 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'³. The Study is also consistent with the impact assessment guidance and methodology set out within the 'Guidelines for Landscape and Visual Impact Assessment'⁴ (Third Edition, 2013) (GLVIA3) and 'An Approach to Landscape Character Assessment'⁵. 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.

³ Countryside Agency and Scottish Natural Heritage. *Topic Paper 6 - Landscape Character Assessment Guidance for England and Scotland* 2002.

⁴ Landscape Institute and Institute of Environmental Management & Assessment. *Guidelines for Landscape and Visual Impact Assessment*, Third Edition 2013

⁵ 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 the 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 34 land parcels which surrounding the city of Truro 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 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 2000, creating 34 land parcels to be assessed using fieldwork, OS mapping and aerial photography
- Review of the 4 landscape character area descriptions from the 2007 Landscape Character Assessment

- CA11 – Redruth, Camborne and Gwennap
 - CA13 – Fal Ria, Truro and Falmouth
 - CA14 – Newlyn Downs
 - CA16 – Mid Fal Plateau
-
- Field assessment undertaken in September 2020 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; Cornish hedges; 1875-1901 historic mapping; and the relationship to the 2000 and 2008 Strategic assessments.
 - Compilation of the findings into a report

2.4.2. The field work and assessment were undertaken in September and October 2020 by a Chartered Landscape Architect with extensive experience in landscape assessment, landscape policy and preparation of landscape character, and settlement edge assessments as part of Neighbourhood Development Plans.

2.4.3. 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 large areas of each land parcel 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.

2.4.4. 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. At the time of preparing the assessment the available land cover and habitat mapping was out of date and so land cover and habitat details have been provided from aerial photographs and OS mapping.

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 Truro and the Highertown corridor.

2.5.2. 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. Type of existing development – the nature of any development within the land parcel
8. Relationship to settlement edge – how the present settlement edge relates to the wider land parcel.

Table 1 - Criteria for assessing Landscape Character Sensitivity⁶

Level	Definition	Criteria
HIGH LANDSCAPE SENSITIVITY	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"> 1. Representativeness of character 2. Condition of elements and features 3. Nature and complexity of landform 4. Scale and pattern of landscape - 5. Historic features and sense of time depth 6. Presence of natural elements 7. Type of existing development 8. Relationship to settlement edge <ol style="list-style-type: none"> 1. Areas with a high presence of landscape elements /features that are representative of typical character and could not be replaced at the scale of the host LCA. 2. Areas where the majority of landscape elements/features are in good to excellent condition. 3. Areas with rolling and complex natural landforms. 4. Small scale landscapes with complex patterns including small scale field patterns, mature trees in hedges, range of habitats, varied land use. May have no or low capacity for small scale development. 5. Areas with a strong presence of historic landscape elements/features and a strong time depth. 6. Areas with a strong presence of natural elements/features e.g. extensive semi-natural habitats that make a positive contribution to character. 7. Areas where development is not already present or is typical of, and makes a positive contribution to, character. 8. Areas that adjoin 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.
MODERATE LANDSCAPE SENSITIVITY	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"> 1. Areas with a limited number of landscape elements/features that are representative of typical character, some of which could not be replaced at the scale of the host LCA. 2. Areas where the majority of landscape elements/ features are in reasonable to good condition. 3. Areas with flat/ gently undulating and simple natural landforms. 4. Medium to large scale landscapes with more open and simple patterns with moderate complexity, and some capacity for development in parts. 5. Areas with some presence of historic landscape elements/ features and some sense of time-depth. 6. Areas with a limited presence of semi-natural habitats. 7. Areas where development is present but does not necessarily detract from character. 8. Areas that adjoin a settlement edge and are separated from it by an inconsistent boundary feature.
LOW LANDSCAPE SENSITIVITY	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	<ol style="list-style-type: none"> 1. Areas with few or no landscape elements/features that are representative of typical character and few if any that could not be replaced at the scale of the host LCA. 2. Landscape where elements/ features are in poor, declining or degraded condition and that would benefit from enhancement. 3. Areas with flat and simple landforms or those that have already undergone man-made change e.g. landfill, mineral extraction, large scale construction or dereliction. 4. Large scale landscape with simple/ weak/ fragmented patterns including large scale fields, heavily managed hedges, limited variation to habitats, single land use with a greater capacity for development across a wider area.

⁶ Criteria are based on Amec Foster Wheeler Environment and Infrastructure UK Limited – Chelmsford City Council Landscape Sensitivity and Capacity Assessment 2017 (and similar studies)

	development would deliver landscape enhancement.	<p>5. Areas 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.</p> <p>6. Areas with no semi-natural habitats.</p> <p>7. Areas where development is present and has a strong detractive influence on character.</p> <p>8. Areas that adjoin a settlement edge with no clear boundary definition.</p>
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2.5.3. Criteria for Visual Sensitivity

1. Visual prominence - prominence of the character area when viewed from the City and 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
HIGH VISUAL SENSITIVITY	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.	<p>1. Visual prominence</p> <p>2. Openness and inter-visibility</p> <p>3. Views available</p> <p>1 An elevated position prominent in views from within the city or on key approaches to the city such as Truro River. Extensive views across higher parts of the ridge from the wider landscape</p> <p>2 Areas that are very open (due to landform and/or lack of tree/hedge/woodland cover) with high inter-visibility including areas that have a strong visual relationship with a settlement edge.</p> <p>3. Areas where high numbers of public and private views are available and where views of open countryside and open space are important.</p>
MODERATE VISUAL SENSITIVITY	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.	<p>1. Upper parts of the land parcel are but the area as a whole is not particularly prominent</p> <p>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</p> <p>3. Areas where moderate numbers of public and private views are available; where views of open countryside and open space are of moderate importance.</p>
LOW VISUAL SENSITIVITY	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).	<p>1. Visually contained by landform or low lying incised valley or flat topography with restricted views</p> <p>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.</p> <p>3. Areas that are well screened from public and private views.</p>

2.5.4. 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		

2.5.5. 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
HIGH LANDSCAPE VALUE	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.	Criteria 1. Distinctiveness of character 2. Quality and condition of landscape, elements and features 3. Scenic value and aesthetic appeal 4. Presence of cultural, historic or nature conservation associations 5. Recreational opportunities 6. Levels of tranquillity 1. Area lies wholly or partially within a landscape where local character and scenic value is distinctive. May be supported by presence of designations. 2. Landscape elements/ features that are of good or excellent quality and condition with a strong and distinctive character; mature, constant or improving state. 3. Presents high scenic value with high aesthetic appeal and may be supported by recognised tourist/visitor literature. 4. Presents rich and diverse cultural, historic or nature conservation value. 5. Presents important recreational/tourist value by way of views, access where the main focus in an appreciation of the landscape as indicated by land use and the density and hierarchy recreational routes. 6. Presents high levels of tranquillity with strong perceptions of peacefulness and naturalness.
MODERATE LANDSCAPE VALUE	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.	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. 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) 3. Presents moderate or 'ordinary' aesthetic appeal and maybe some detracting features; 4. Some cultural, historic or nature conservation features and interests; 5. A landscape of moderate recreational value, as indicated by land use and density and hierarchy of recreational routes. 6. Presents moderate levels of tranquillity with some interruption by noise and visual intrusion associated with roads, modern development or infrastructure
LOW LANDSCAPE VALUE	Areas of ordinary landscape with indistinct/fragmented character and detracting features or degraded landscapes which have few or no characteristics or features of value.	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.). 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. 3. Landscape with limited or no aesthetic appeal with detracting features including noise, traffic movement 4. A landscape with few or no cultural, historic or nature conservation features and interests. 5. A landscape of limited or no recreational value, or there is no public access. 6. Developed landscape in which tranquillity levels are low with areas that are disturbed or impinged upon by busy roads, modern development or infrastructure.

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 Truro. 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 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

- **Medium Low 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
	High	High	High	High	Low
TL	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 34 land parcels are each separately described in this section. Each description follows the same overall format as described below.

3.1.2. 12 of the 34 land parcels are known to be under current pressure for future housing development, and these land parcels have in addition to the landscape capacity description, a further section providing strategic development guidance accompanied by larger scale maps to illustrate the known landscape designations and constraints.

3.1.3. Each land parcel description is laid out in the following way:

- **Local landscape character description** – key characteristics from the strategic Landscape Character Area⁷ (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

⁷ Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

- **Strategic Guidance for Future Development** – for the 12 land parcels considered to be under the greatest future development pressure (TL1, TL6, TL6A, TL11, TL13, TL14, TL18, TL19, TL21, TL22, TL30A and TL31) strategic guidance is provided should a strategic decision be taken that this land be developed. This guidance is also provided for land parcel TL14A which at the time of writing this assessment had full planning consent for housing. In this case the strategic guidance should guide any future planning decisions.

3.1.4. The findings of the assessment are summarised as follows:

- The landscape defines Truro's setting with Truro River providing the maritime setting, the high ridge surrounding the historic center, and the intimate river valleys to the north and south with woodland and mature hedges providing a natural development break, linking to the wider rural landscape.
- The ridge topography which surrounds the historic area of Truro encloses a seemingly compact city lying in a defined bowl. This creates a strong sense of arrival at key points and a generally contained inward looking view of the city. By way of contrast the Highertown corridor to Threemilstone lies on a high ridge which extends out to Chiverton Cross. Here the settlement is not contained and spills from the ridge down the valley sides to the north and south. The nature of the topography means this area of the city is outward, rather than inward looking, and does not have the same strong sense of arrival.
- The undeveloped ridge topography containing the historic city is key to the character of Truro, and needs to be protected. Future development which spills out of this bowl will fundamentally change the relationship between Truro and the rural landscape, adversely affecting the city's unique identity and sense of place.
- Future development along the Highertown corridor needs to be strategically coordinated, to create a strong integrated sense of place and not continue piecemeal development where the rural landscape appears under continual threat of encroachment.
- Development must be landscape led and integrate with, and enhance the existing natural features which define the local landscape character.
- Prioritise development on the shallower plateau slopes avoiding sprawl into the lower valley areas, ensuring the character of the valleys is retained and enhanced.
- The Kenwyn, Allen and Tinney river valley corridors need to be kept free of any development and be utilised for non-vehicular access and recreation, connecting the different parts of the city by natural rights of way and quiet lanes, routes for people and wildlife.

Table 5 – Summary of assessment findings for each land parcel

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity	
TL1	M	H	H	H	Low	
TL3	M	H	H	H	Low	
TL4	H	H	H	H	Low	
TL5	H	H	H	H	Low	
TL6	M	H	H	H	Low	
TL6A	M	H	H	H	Low	
TL7	H	M	H	H	Low	
TL8	H	H	H	H	Low	
TL9	H	H	H	H	Low	
TL10&10A	H	L	H	H	Low	
TL11	M	M	M	M	Medium	
TL13	M	M	M	M	Medium	
TL14	H	H	H	H	Low	Part with full planning consent
TL14A	H	H	H	H	With full planning consent	
TL15 & 15A	H	L	H	H	Low	
TL16 & TL17	H	H	H	H	Low	
TL16A	H	H	H	H	Low	
TL16B	H	H	H	H	Low	
TL18	H	H	H	H	Low	
TL19	H	H	H	H	Low	
TL20	H	L	H	H	Low	
TL21	M	H	H	H	Low	
TL22	M	H	H	H	Low	
TL23	H	L	H	H	Low	
TL24	H	M	H	H	Low	
TL25	H	M	H	H	Low	
TL26	H	H	H	H	Low	
TL27	H	M	H	H	Low	
TL28	H	L	H	H	Low	
TL29	H	M	H	H	Low	
TL30	H	M	H	H	Low	
TL30A	M	H	H	H	Low	Part with full planning consent
TL31	H	L	H	H	Low	

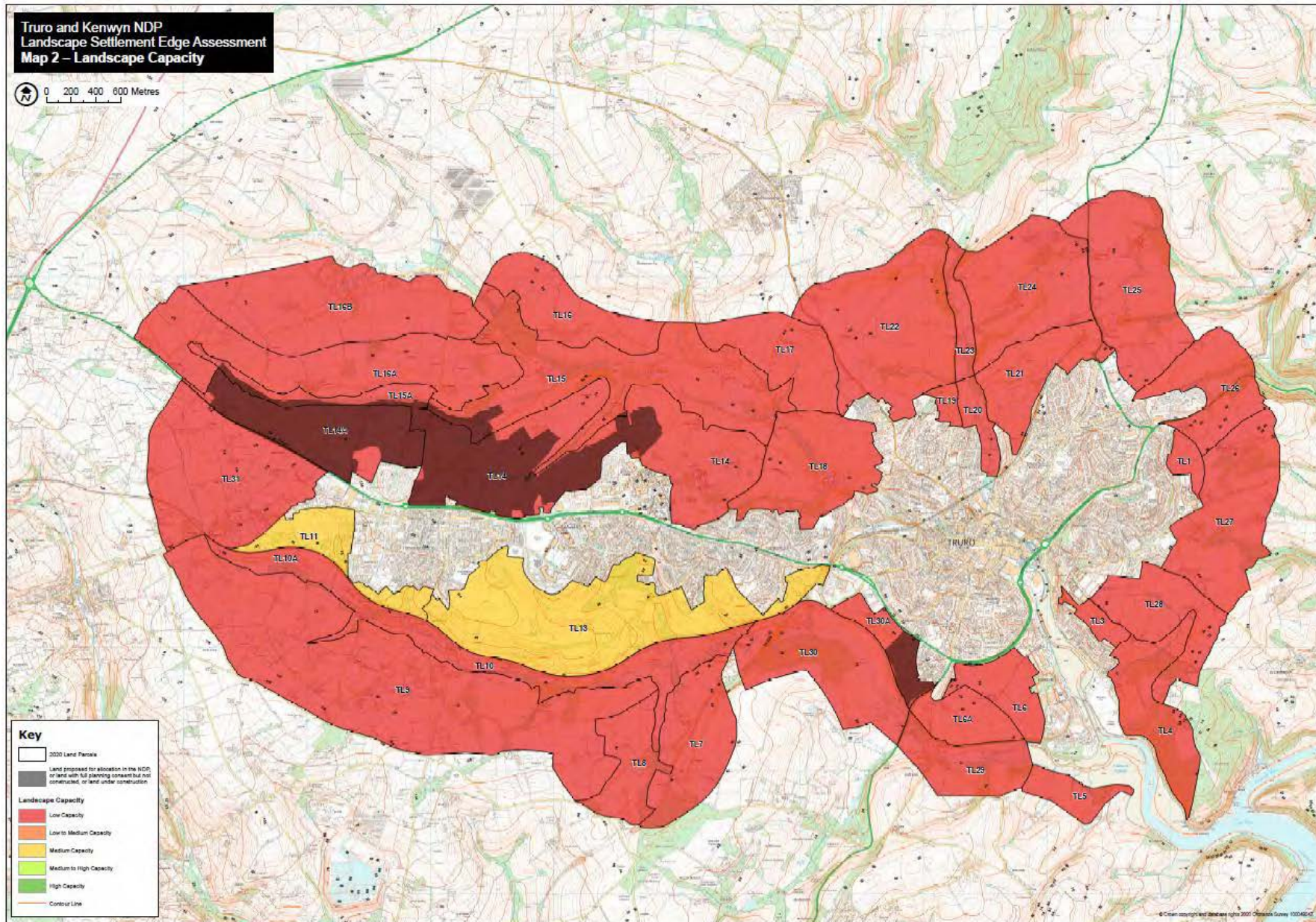
3.1.5. The report assesses the landscape sensitivity and landscape capacity of the land beyond the present settlement edge. The report does not attribute a landscape capacity rating for land which has been granted full planning consent, but does provide detail of the present landscape character and visual sensitivity, and the landscape value in these

areas to inform any future planning decisions. These areas are shaded grey on Map 2 – Landscape Capacity:

- TL14 - part of the land parcel has full planning consent. The part without full planning consent has therefore been assessed for its overall landscape sensitivity and landscape capacity.
- TL14A - the majority of the land parcel has full planning consent and has not been given a landscape capacity rating.
- TL30A the southern area has full planning consent, at the time of preparing this report. Within this planning consent, an area had been completed, land was under construction and further land was yet to be developed. The part of the land parcel without full planning consent has therefore been assessed for its overall landscape sensitivity and landscape capacity.

3.1.6. Figure 4 shows the landscape capacity for the 34 land parcels in the assessment.

Figure 4 – Landscape Capacity Map





From the south west

1. Local Landscape Character

This land parcel lies to the east of the City and is covered by one Landscape Character Area¹. The key characteristics are described as follows:

1.1. CA16 – Mid Fal Plateau

- *'Gently undulating upland plateau.*
- *High proportion of arable farmland, although still predominantly pastoral.*
- *Estate farmland and plantations, with areas of ornamental planting.*
- *Sunken lanes with visible stone facing.*
- *Few trees on Cornish hedges, but many trees along transport corridors.*
- *Defined by proximity to the upper river valleys of Truro and Fal, and to the town of Truro.*
- *Field pattern regular but not planned.'*

1.2. Local Landscape Character description

1.2.1 Topography and drainage

This land parcel occupies the highest ground on the eastern side of the bowl within which Truro lies rising to 96m AOD. The northern edge of the land parcel reaches this ridge and then falls to the west with an increasing gradient.

Refer to Map 5 - Topography – Appendix 1.

The distinctive ridge topography within this land parcel sets it apart from the lower lying interlocking river and tributary landscape leading to the Truro basin and the Truro River. This is also highlighted in the mapping of the higher ridge areas in the adjacent Landscape Character areas of the Cornwall wide strategic landscape character assessment . Refer to Map 4 – Landscape Character Areas – Appendix 1

This 9 ha parcel sits at the very edge of the Tregolls Road Stream catchment. The eastern boundary of the site is the catchment edge,

¹ Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

with rainfall runoff to the east draining into the Tresillian River catchment, away from Truro. The land slopes to the west and runoff from the site would put pressure on the existing urban area to the west. There are no watercourses or other hydrological features presently within the land parcel.

Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

1.2.2 Biodiversity

Habitat types are arable fields, Cornish hedge boundaries, and a small area of broadleaved woodland. The Cornish hedges provide important connectivity between the suburban edge, woodland to the east and the wider rural landscape.

The land parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC.

Also lies within the B-Line² 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 Guide³

Refer to Map 6 – Constraints 1 - Environmental - Appendix 1

1.2.3 Land cover and land use

A small area of medium-scale pasture of improved grassland bordered by Cornish hedges. It has a predominantly rural, farmed character which is more strongly related to the rural hinterland than to the adjacent urban development, and is generally attractive and unspoilt. Agricultural land classification – classed as Grade 2 agricultural farmland.

Refer to Map 8 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.2.4 Field and woodland pattern

TL1 is a highly connected area with historic mature hedges and small woodland areas in medium scale pasture.

The principle treed corridors are formed by existing hedgerows, some of which are under regular management whilst others are lapsed and have matured into significant individual and groups of trees, including exotics, such as pine, along the track that runs along its lower edge.

The hedges are more than 3m in height with some areas reaching over 6m where there are mature isolated trees. There has been fragmentation and hedgerow losses, however the remaining hedges create an important link to the high levels of tree cover in the existing urban area to the west and the wider rural landscape to the east.

Trees on the southern, eastern and western boundaries are covered by Tree Preservation Area orders - TPO18/00014, C1/CK126, C1/CK167

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

² 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/>

³ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

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 is detailed in Appendix 5 Refer to Map 10 – Cornish Hedges and also Map 11b – 1875-1901 Historic map (east) – Appendix 1.

1.2.5 Settlement and transport

There is no settlement within the present land parcel. The developed edge of Truro stops abruptly on the western boundary but is separated from the wider land parcel by a maturing belt of trees and an established Cornish hedge with mature vegetation to the south of this boundary. Adjacent development is residential two and three storey properties which are stepped into the sloping gradient. There is presently no access into this land parcel, however there is a publicly accessible route running along the western boundary. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.2.6 Historic pattern

Summary of Heritage Resource, Historic Landscape Character (HLC) Heritage Designations and Outline of Known Significance. For further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3 and also Map 9 – Constraints 3 – Historic Landscape Characterisation, Schedule Monuments and Listed Buildings – Appendix 1.

- a. **HLC:** The Parcel, on a west-facing slope, is land of Medieval Farmland HLC Type. Medieval Farmland HLC indicates potential for buried remains of medieval and earlier date. Sensitivity: High (for further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3)
- b. **Sites: Prehistoric-Romano British.** None indicated.
- c. **Sites: Medieval.** Part of an early route associated with Lower Penair, possibly medieval in origin, remains on the north east side of the Parcel.
- d. **Sites: Post-medieval.** None indicated outside developed area.
- e. **Heritage Designations;** None.
- f. **Historic Landscape.** The land of Medieval Farmland HLC Type has limited legibility as such, due to the small extent of land outside that with recent development or full planning approval.
- g. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁴.

1.2.7 Condition

Presently it is generally attractive and well managed farmland with intact hedgerow structure and no detracting features despite proximity to the urban area.

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

2. Visual context and characteristics

- 2.1. The land connects visually with the open countryside of the Area of Great Landscape Value (AGLV) which extends east and northwards, and provides an important transition from the rural countryside to the built form of Truro. Due to its elevated position on the ridge surrounding the City, this land parcel forms a prominent skyline green edge to the town, particularly on approaches from the north, and is also visually prominent as a green edge to Truro's bowl landform, especially in close-up views from the north and in wider, more distant views from the south and west.
- 2.2. This high ground therefore is recognisable and distinctive to the character of the City and performs a critical role in its setting.
- 2.3. This land parcel has been identified as critical to the setting of the older part of Truro, and was designated as a Locally Protected Open Space through the Neighbourhood Development Plan process to retain its openness.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape, being Cornish hedges with some larger trees
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	Simple landform on a west facing slope
4	Scale and pattern of landscape	Moderate	Medium scale landscape with a simple pattern
5	Historic features and sense of time depth	Moderate	The Medieval Farmland here has limited legibility, due to the small extent of land outside that with recent development or full planning approval. The map of c1880 shows some old trees on the Parcel boundary. However, the land is a remnant of the rural surroundings of the Listed Truro Workhouse of 1851 nearby
6	Presence of natural elements	Moderate	Well established Cornish hedges
7	Type of existing development	High	There is no development in this land parcel
8	Relationship to settlement edge	High	Land parcel adjoins the settlement edge but is separated from it by clearly defined vegetation buffer and Cornish hedge
Visual Sensitivity			
1	Visual prominence	High	prominent elevated rural land parcel which is important as part of the eastern undeveloped ridge of the bowl landform within which Truro lies.
2	Openness and intervisibility	High	Area has comparatively open character and hedgerow structure does not provide substantial screening or backdrop
3	Views available	High	There is no public access into the land parcel. The land forms an important green skyline from with the City in views from the north west, west and south west.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL1	M	H	H

5. Landscape Value

- 5.1 The eastern edge of the land parcel lies within the St Clement Area of Great Landscape Value (AGLV) which covers an area of landscape of value to Cornwall extending north west to beyond Idless. These fields are inward looking to the bowl landform within which Truro lies, rather than outward looking to the wider AGLV landscape to the east and north.
- 5.2 This land parcel has been identified as critical to the setting of the older part of Truro, and was designated as a Locally Protected Open Space through the Neighbourhood Development Plan process to retain its openness.

Landscape Value			
1	Distinctiveness of character	High	Distinctive as the undeveloped ridge character of the eastern edge of Truro, and for this reason has been designated as a Locally Protected Open Space as part of the Neighbourhood Development Plan.
2	Quality and condition of landscape, elements and features	High	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	High	This land parcel forms a key apart of the undeveloped eastern skyline ridge to the City and lies within on the western edge of the St Clement AGLV
4	Presence of cultural, historic or nature conservation associations	Moderate	Tree Preservation order cover the trees on the western, southern and eastern boundaries
5	Recreational opportunities	Low	No recreational value as there is no public access
6	Levels of tranquillity	Low	Some tranquillity, but intrusions from the residential area to the west, the school and road to the north

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL1	M	H	H	H	Low

- 6.1 **Low to Medium** – There will be an extensive negative change in landscape character and visual amenity through the construction of further housing, with very limited potential for mitigation measures to be embedded in the design of the development

7. Development Potential

- 7.1 **Unsuitable for development** – this land parcel is considered unsuitable for future housing development, as this would be highly visible, both on approaches from the north on the busy A39, in longer distance views from within the City from the south and west and also have the potential to have a significant impact on the rural character of the setting of Truro.

8. Future Development – Strategic guidance

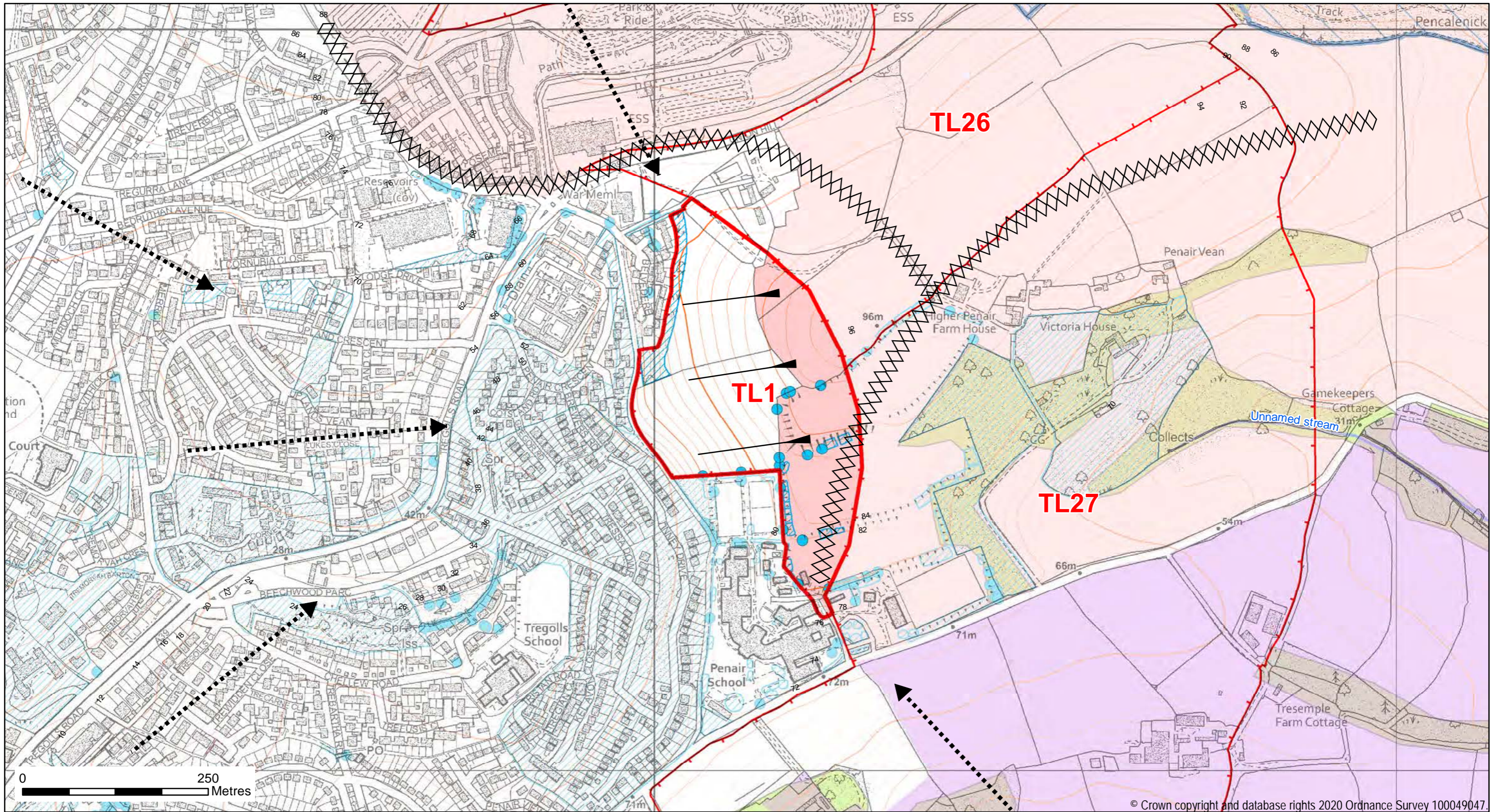
This land parcel in landscape terms has a **Low** capacity for future housing development. It should not be developed in light of there being other, less sensitive areas around the City to accommodate housing. In the unlikely event that a strategic decision is taken to develop this land, then the following guidance is provided:

- 8.1 Ensure a low density of development decreasing to the east, set within a strong landscape led design, and incorporate large canopy trees to reflect

- the local landscape character and reduce the visual impact on the important ridge line. These trees must be given sufficient space within the development to mature and rise above the roof lines of the houses.
- 8.2 Limit the vertical scale of development to reflect the topography and minimise visual impact from the wider rural landscape to the east.
 - 8.3 Retain trees adjacent to the existing urban edge and increase the provision of planting to form woodland edge and woodland buffer zones, corner copses, and succession planting to maintain long term populations of large canopy tree species. Increase connections to Penair Woods to the east. Refer to 'Guidance for Trees' in Appendix 4.
 - 8.4 Conserve and manage the mature hedgerow network providing links between the urban area, the woodland areas around Victoria House and the wider countryside, whilst retaining the rural character of the south facing slope.
 - 8.5 Ensure sustainable retention of Cornish hedges within the development layout generally, where they need to be retained in the public realm (public open space, footpaths, and highways) with a 5m minimum undeveloped buffer strip, where sympathetic management can be guaranteed and there is no future conflict through shade, leaf drop and root damage
 - 8.6 Ensure 10m minimum undeveloped buffer from canopy edge of all trees including those in Cornish hedges, and 20m minimum undeveloped buffer from the canopy edge of all woodland areas
 - 8.7 Field boundaries to this Parcel are Cornish hedges recorded on the Tithe Map of 1840, and one is also a small part of a parish boundary, so, under the historic criteria for hedgerows, Hedgerow Regulations are likely to apply
 - 8.8 Development must reflect the inner setting of the former workhouse reflecting the unique narratives of Cornish history.
 - 8.9 Medieval Farmland HLC indicates potential for buried remains of medieval and earlier date. Sensitivity: High (for further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3)
 - 8.10 The land parcel is within the Kenwyn, Allen and Tregolls Road CDA. Any exceedance flows leaving the site would flow to the highway drainage systems at Penair Crescent and Tinney Drive and then to the culverted Tregolls Road Stream. There are no particular constraints over SuDS, other than the need to comply with the CDA requirements, but ideally these would be distributed systems such as individual soakaways, rather than a central system, and would be better suited by low-density development. It is recommended that any development should be separated from the existing urban area by a green buffer strip, at least 10m wide to minimise storm water runoff onto the adjacent area
 - 8.11 Implement measures for pollinators, including encouraging the provision of new wildflower rich grassland to create and enhance the Cornish B-Line⁵, creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁶
 - 8.12 The land parcel is within the impact zone of the Fal and Helford and Penhale Dunes Special Area of Conservation (SAC) and any development will be subject to an Appropriate Assessment. It is likely that any development will be subject to a recreational impact payment, or may have the potential to have a direct impact on the SAC in which case a more detailed assessment will be required.

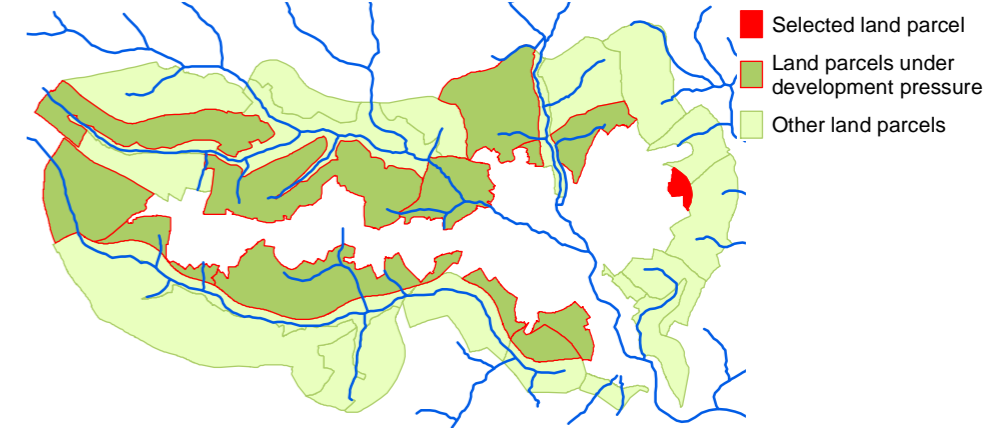
⁵ B-Lines - Bug Life <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

⁶ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

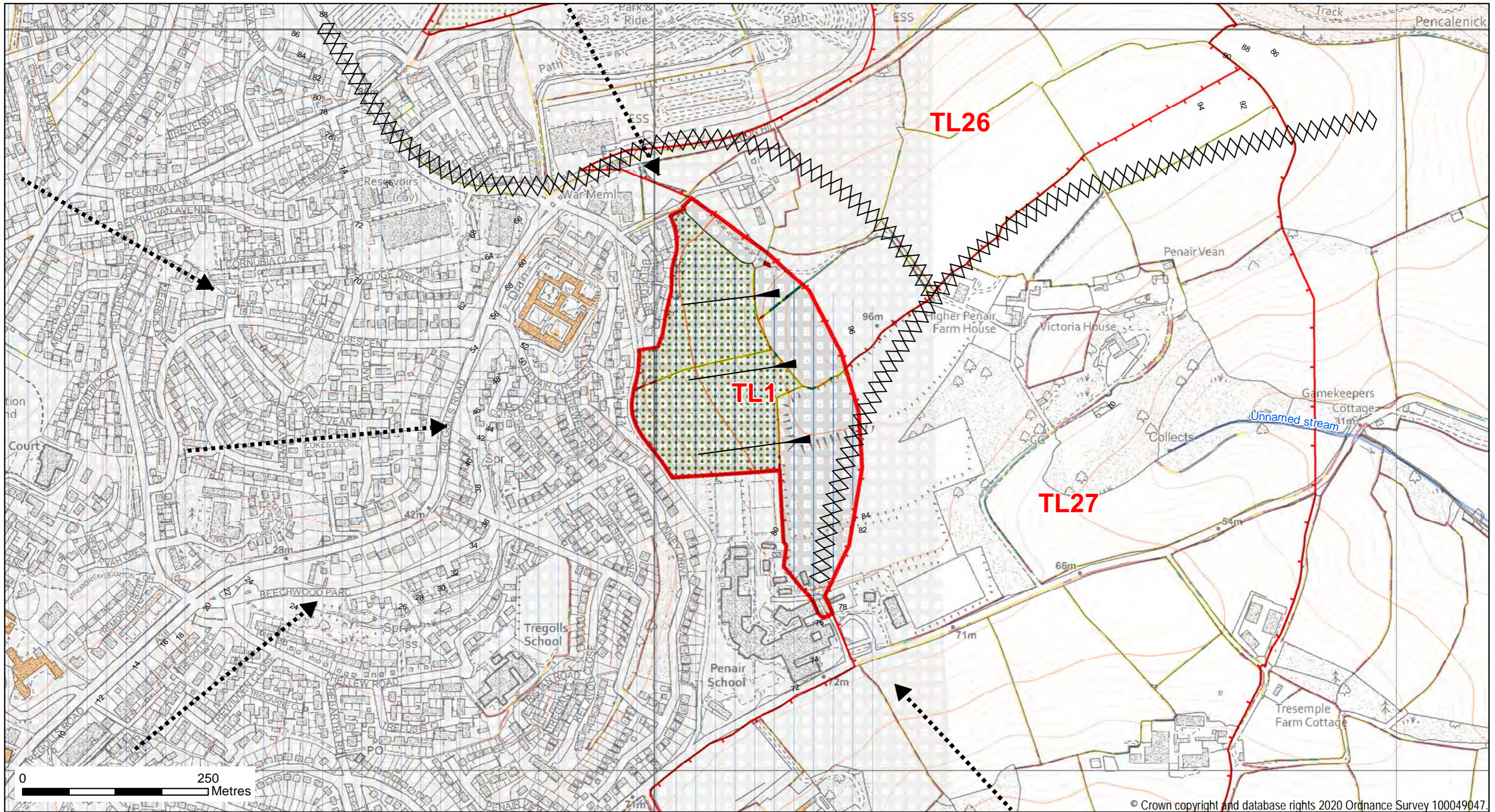


Land Parcel: TL1 – St Clement Upper Slopes - Map 1

- | | | |
|---|-----------------------------|--------------------------------------|
| Land parcel | Public Rights of Way | Landscape assessment features |
| Other land parcels | Footpath | Important Views |
| Rivers | Distinctive Ridge Line | Direction of Slope |
| Area of Outstanding Natural Beauty | | |
| Area of Great Landscape Value | | |
| County Wildlife Sites | | |
| Tree Preservation Orders Points | | |
| Tree Preservation Orders Polygons | | |
| Biodiversity Action Plan Habitat | | |
| Woodland | | |

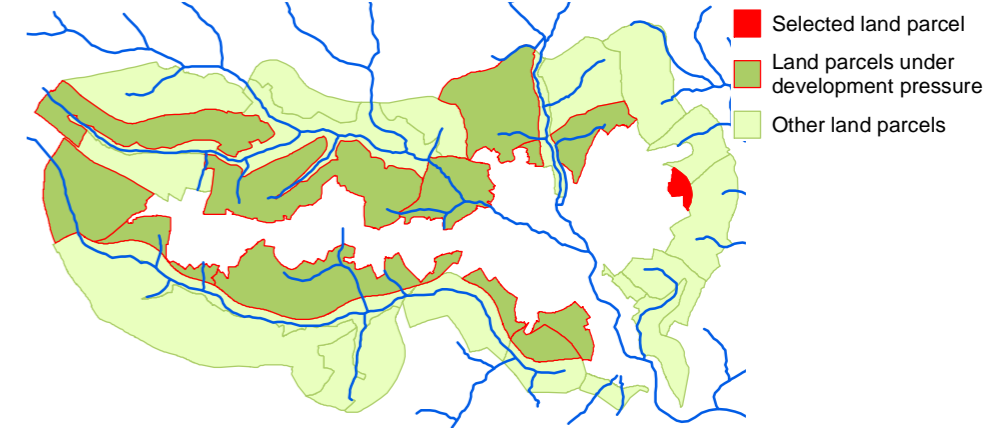


Scale 1:5,000 @A3



Land Parcel: TL1 – St Clement Upper Slopes - Map 2

- | | | |
|------------------------------------|-----------------------------|--------------------------------------|
| Land parcel | Public Rights of Way | Landscape assessment features |
| Other land parcels | Footpath | Important Views |
| Rivers | Cornish Hedges | Distinctive Ridge Line |
| Local protected open space | 0m-1m high hedges | Direction of Slope |
| B-Line Network | 1m-2m high hedges | |
| Listed Buildings | 2m-3m high hedges | |
| Critical Drainage Areas | 3m-6m high hedges | |
| Truro - Kenwyn, Allen, Tregolls Rd | 6m+ high hedges | |



Scale 1:5,000 @A3

TL2 St Clements Middle Slopes

This land parcel has been developed since the 2000 Strategy so has not been assessed in this report as it now forms part of the built form of the City and not the settlement edge.

Areas of undeveloped land within the land parcel contain linear hedge lines with mature trees and separate groups of trees which now rise above and between the present built development. This integration of trees within the built form of the City is a key characteristic Truro. The value of these trees has been recognised and they are covered by area and point Tree Preservation Orders (TPO). Whilst these TPOs do not prevent future development their presence indicates the value of these trees to the local landscape character indicating their high amenity value.

The following aerial images show the landscape change in this land parcel.



Aerial photo of TL2 in 2000



Aerial photo of TL2 in 2016

TL3 Trennick Pastures



Looking north east



Looking north east



Looking at the upper ridge from the north east

1. Local Landscape Character

This land parcel lies to the south east of the City and is covered by two Landscape Character Areas¹. The key characteristics are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature.*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*

¹ Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

- *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.*
- *Creeks that are dominated by former ports... with an industrial, water-related character of small quays and landing stages.*
- *Medieval settlements at the heads of creeks.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.2. CA16 – Mid Fal Plateau

- *'Gently undulating upland plateau.*
- *High proportion of arable farmland, although still predominantly pastoral.*
- *Estate farmland and plantations, with areas of ornamental planting.*
- *Sunken lanes with visible stone facing.*
- *Few trees on Cornish hedges, but many trees along transport corridors.*
- *Defined by proximity to the upper river valleys of Truro and Fal, and to the town of Truro.*
- *Field pattern regular but not planned.'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

A small area of steeply sloping pasture overlooking and forming the upper valley side of the Truro River to the north east. Trennick Lane which runs along the north eastern boundary lies on the edge of the southern extent of the ridge which creates the 'bowl' landform within which the City lies.

Refer to Map 5 - Topography – Appendix 1.

This 9 ha site slopes generally to the south west and drains to an existing urban area that sits between the site and the left bank of the Truro River. There are no watercourses or other hydrological features present on the site. The northern segment of the site, adjacent to Truro School, is steeply sloping, wooded and unsuitable for development.

Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

1.3.2 Biodiversity

Habitat types are arable fields with hedgerows along field boundaries, some trees present and a small area of broadleaved woodland. The trees in the hedges are important for connectivity between the urban and rural areas.

Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood 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. For further guidance on Cornish hedges refer to Appendix 5²

The land parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC.

Also lies within the B-Line³ 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 Guide⁴

Refer to Map 6 – Constraints 1 - Environmental - Appendix 1

1.3.3 Land cover and land use

Arable/pastoral farmland which is more strongly related to the river landscape than to the wider countryside beyond to the north. A prominent radio mast is located on the skyline ridge.

Agricultural land classification – classed as grade 3 and 4.

Refer to Map 8 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.3.4 Field and woodland pattern

Its small-scale, well-managed rectilinear fields are bounded by reasonably intact but tightly clipped hedgerows, with some larger trees in the boundaries of the western fields. Trees that include pine and other exotics stand along the skyline of Trennick Lane.

Refer to Map 10 – Cornish Hedges - Appendix 1 and also Map 11b – 1875-1901 Historic map

1.3.5 Settlement and transport

There is no development in this land parcel and the only access is along a footpath which runs along the southern eastern boundary

1.3.6 Historic pattern

Summary of Heritage Resource, Historic Landscape Character (HLC) Heritage Designations and Outline of Known Significance.

For further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3 and also Map 9 – Constraints 3 – Historic Landscape Characterisation, Schedule Monuments and Listed Buildings – Appendix 1.

- a. **HLC:** Medieval Farmland HLC Type, with Settlement: C20 on the west of the Parcel now largely built up
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** Trennick Lane on the north east side is a medieval or earlier route

² Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide 2018*

³ 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/>

⁴ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

- d. **Sites: Post-medieval.** Fields show some of the regular character of barton fields, probably reflecting adaptation to serve the adjoining substantial historic farmstead of Trennick. These fields include dispersed sites of several wells and a small structure, and that of a possible small plantation enclosure, mapped c1880. The small part of the west side of the Parcel remaining undeveloped, below a quarry recorded on the c1880 map, may include remains relating to the quarry
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** The west end of the Parcel forms part of Truro's Conservation Area. The derivation from medieval strips, with modification to form barton farm-type fields, is clearly legible in the Medieval Farmland HLC Type
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type indicates high potential for buried medieval or earlier archaeology; this would include the small area of ground remaining undeveloped in the west part of the Parcel

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁵.

1.3.7 Condition

Attractive well managed farmland despite proximity to the urban area.

2. Visual context and characteristics

- 2.1. The hillside is prominent in views from the west over the river and has a comparatively open character, with neither the clipped hedgerows nor the sparse tree cover providing significant enclosure or backdrop.
- 2.2. Although the area is detached from the main built area of Truro, it forms a critical component in the setting of the river and, by definition, the city itself. It gives a soft, green edge to the river landscape and provides an important transition between the city and the countryside beyond.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Hedges heavily managed and do not reflect the local landscape character
2	Condition of elements and features	High	well-managed farmland
3	Nature and complexity of landform	Moderate	simple landform on a south west facing slope
4	Scale and pattern of landscape	Moderate	Medium scale fields with a simple pattern
5	Historic features and sense of time depth	Moderate	Fields show a pattern probably reflecting past adaptation from medieval farmland, with a medieval or earlier route, Trennick Lane, alongside.

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

6	Presence of natural elements	Moderate	well established Cornish hedges who's boundaries have not changed since the 1875-1901 historic mapping
7	Type of existing development	Moderate	outline permission for 155 houses which will breach the undeveloped ridge and detract from the rural nature of the land parcel
8	Relationship to settlement edge	Moderate	Development along lower slopes detracts a little from unspoilt qualities.
Visual Sensitivity			
1	Visual prominence	High	prominent in views form the west. Forms southern extent of the 'bowl' landform within which Truro lies
2	Openness and intervisibility	High	comparatively open character, where clipped hedges and sparse tree cover create high intervisibility
3	Views available	High	Extensive views to the west

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL3	M	H	H

5. Landscape Value

5.1 This land parcel is a critical component in the setting of the river and, by definition, the city itself. It gives a soft, green edge to the river landscape and provides an important transition between the city and the countryside beyond. It also forms the southern extent of the bowl landform in which Truro lies.

Landscape Value			
1	Distinctiveness of character	High	Undeveloped ridge key to the character of the bowl landform. Historic field pattern remains intact
2	Quality and condition of landscape, elements and features	Moderate	Fields are well managed although hedges are heavily cropped
3	Scenic value and aesthetic appeal	High	Undeveloped ridge key to the character of the bowl landform of Truro and the green rural backdrop to the approach to the City from the estuary
4	Presence of cultural, historic or nature conservation associations	Moderate	Some nature conservation value in the Cornish hedges and pasture. Important designation lie on the southern boundary at the base of the slope
5	Recreational opportunities	Low	There is no public access across the land parcel
6	Levels of tranquillity	Moderate	Reasonably tranquil, but intrusions from the industrial area across the water, roads and hosing below

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL3	M	H	H	H	Low

- 6.1 **Low** – Housing development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy.

7. Development Potential

- 7.1 **Unsuitable for development** – this land parcel is generally unsuitable for development as the site plays such a critical role in the setting of the river. Development in this area would impinge on the green backdrop to the Truro River and thus on the overall setting of the city. New housing would not only be highly prominent from the west but would result in the loss of pasture that provides a transition from the built environment of the lower slopes to the rural landscape beyond.

TL4 Trennick Parkland and Riverside



Looking north east, TL28 in the background



Looking east



Looking north east

1. Local Landscape Character

This land parcel lies to the south east of the City and is covered by two Landscape Character Areas¹. The key characteristics are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature.*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*
- *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.*
- *Creeks that are dominated by former ports... with an industrial, water-related character of small quays and landing stages.*
- *Medieval settlements at the heads of creeks.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.2. CA16 – Mid Fal Plateau

- *'Gently undulating upland plateau.*
- *High proportion of arable farmland, although still predominantly pastoral.*
- *Estate farmland and plantations, with areas of ornamental planting.*
- *Sunken lanes with visible stone facing.*
- *Few trees on Cornish hedges, but many trees along transport corridors.*
- *Defined by proximity to the upper river valleys of Truro and Fal, and to the town of Truro.*
- *Field pattern regular but not planned.'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

A large area of steeply sloping land overlooking and forming the valley side of the Truro River. The hillside rises to 76m AOD at the highest point on the eastern boundary where it meets the ridge which runs north and contains the bowl landform within which Truro lies. The gradient is steep to the west to the shore of the Truro River.

Refer to Map 5 - Topography – Appendix 1

¹ Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

The distinctive ridge topography within this land parcel sets it apart from the lower lying interlocking river and tributary landscape leading to the Truro basin and the Truro River. This is also highlighted in the mapping of the higher ridge areas in the adjacent Landscape Character areas of the Cornwall wide strategic landscape character assessment. Refer to Map 4 – Landscape Character Areas – Appendix 1

This 54 ha site drains to the left bank of the Truro River below the tidal barrier. It is incised by two valleys. One in the northern part contains a watercourse that flows south toward the river but then alongside the Trelvelva Road, adjacent to Boscawen Park. A smaller valley without a significant watercourse cuts through the central part of the site and to the mudflats downstream of Boscawen Park.

Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1

The three river corridors which feed into the Truro River have a high relative value to the landscape in the ecosystem services they provide in terms of carbon storage, carbon sequestration, flood mitigation and soil erosion by water mitigation. Further detail can be found on the Lagas Natural Capital Information web site².

1.3.2 Biodiversity

The habitats are open fields, woodland and hedges.

The woodland on the lower slopes is important Biodiversity Action Plan Woodland habitat which has developed in the last 100 years. Much of the area is wooded, but the Cornish hedge boundaries that remain are predominantly over 6m in height, providing key habitat and important wildlife connectivity with areas of woodland.

Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood 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. For further guidance on Cornish hedges refer to Appendix 5³

The land parcel lies within the B-Line identified as an important corridor for insects and wildlife to respond to climate change, refer to Map 6 Appendix 1. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line⁴ creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁵

² Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

³ Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide* 2018

⁴ B-Lines - Bug Life <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

⁵ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

The southern boundary meets the Malpas Estuary SSSI, and the Fal and Helford Special Area of Conservation (SAC) where any development will be subject to an Appropriate Assessment.

Refer to Map 6 – Constraints 1 - Environmental - Appendix 1.

1.3.3 Land cover and land use

It is predominantly woodland with areas of pasture or parkland, with a high degree of canopy cover. This land parcel is highly attractive and has a strong rural character. It is visually and physically detached from the City, however the land forms the key rural approach to the historic City.

Agricultural land classification – classed as grade 2, 3 and 4.

Refer to Map 8 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.3.4 Field and woodland pattern

The field pattern is mainly large-scale, and characteristic of parkland.

This is in contrast to the medium and small-scale pastures found in the surrounding valleys. However, there is a high degree of canopy cover, predominantly pines, which contribute significantly to the character of this area and to the skyline. Areas of this land are part of the Tree Preservation Order Areas C1/CK8. In line with this, there are also fewer Cornish hedges on the valley slopes in this area. These are mainly confined to access tracks and to the smaller fields to the north west corner of the parcel, and are generally over 6m in height.

An area of Biodiversity Action Plan woodland habitat follows the course of the road to Malpas and encompasses the estuary banks and part of the hillside.

Refer to Map 10 – Cornish Hedges and Map 11b – 1875-1901 Historic map (east) – Appendix 1

1.3.5 Settlement and transport

Park Farm and the associated isolated farmhouses, cottages and farm buildings form the main dwellings for this area. There are three houses at Sunny Corner and a small development 'Boscawen Woods' to the north-west corner, opposite Boscawen Park and adjoining existing development. The remainder of this large parcel is rural and pastoral. The estuary-side linear village of Malpas lies to the south just beyond the parcel boundary. The majority of the development in this area is historic and buildings follow the local vernacular.

This landscape is accessible by a number of routes. Two footpaths link from the road at Boscawen, and also bridleways. There is also a byway that connects to these from the road to St. Clement. These routes are very popular with walkers and riders.

Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.3.6 Historic pattern

Summary of Heritage Resource, Historic Landscape Character (HLC) Heritage Designations and Outline of Known Significance.

For further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3 and also Map 9 –

Constraints 3 – Historic Landscape Characterisation, Schedule Monuments and Listed Buildings – Appendix 1.

- a. **HLC:** Medieval Farmland HLC Type, with on the west an area classed as Post-medieval Enclosed Land most of which has a layout designed between c1880 and c1908; also on the west is some Settlement: C20.
- b. **Sites: Prehistoric-Romano British.** None indicated.
- c. **Sites: Medieval.** Fields in the Parcel form part of Park, with its farmstead adjoining the Parcel, a high status historic estate recorded in 1276 which may be named from a deer park the extent of which is not defined at present
- d. **Sites: Post-medieval.** OS map of c1908 shows that most of the Parcel formed part of an extensive designed layout of routeways, boundaries, and conifer planting, some elements of which are extant, overlying the medieval landscape of Park
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** The Parcel has moderate to high value as a historic landscape with potential association with a deer park, and an unusual later phase of landscape design around Park.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology. This includes potential for traces of past river-related activity, particularly on the west by the former creek shoreline (now the edge of reclaimed land forming Boscawen Park outside the HA area).

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁶.

1.3.7 Condition

A very attractive well managed landscape with ornamental parkland qualities in the rural unspoilt landscape of Truro River. There is high overall intrinsic landscape quality. The southern part of the area lies within the AONB and adjacent to the internationally important habitats of the Malpas Estuary.

2. Visual context and characteristics

- 2.1. Trennick Parkland is more strongly related to the rural, well-wooded landscape of the Truro River than to the main built area of Truro from which it is physically detached. The site is prominent in views from the west over the river at Newham and Calenick, and the river approach to Truro. The area is not visible from the city centre due to the topography. The high level of canopy cover and the curve of the hillside reduces intervisibility within the area itself.
- 2.2. The area forms a critical component in the setting of the Truro River and the approach to the historic City from the water.

⁶ <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	High	The landscape elements are typical of the tributary valleys and hills of the Truro River and estuary, and include Cornish hedges, pasture and parkland with high levels of canopy cover.
2	Condition of elements and features	High	Well managed and maintained parkland and pasture that is highly aesthetic.
3	Nature and complexity of landform	High	Complex rolling valley slope and plateau areas with a strong relationship to the course of the river.
4	Scale and pattern of landscape	High	Medium to large scale landscape but with a range of habitats and mature trees in hedgerows, woodland and parkland
5	Historic features and sense of time depth	Moderate	Field boundaries show medieval origin, and on the west, aspects of an unusual, gridded designed layout overlying this dating from between c1880 and c1908
6	Presence of natural elements	High	There are well established Cornish hedges, historic pasture and parkland which is framed by the river which is designated as part of the Fal and Helford Special Conservation Area (SAC), and Malpas Estuary Site of Special Scientific Interest (SSSI). There are also a number of areas of Biodiversity Action plan woodland habitat.
7	Type of existing development	High	Existing development is historic and typical of the character of the area.
8	Relationship to settlement edge	High	This area is remote from the settlement edge in visual terms. The area around Boscawen Park and Trennick Mill forms a transition from residential development to the open pasture and parkland
Visual Sensitivity			
1	Visual prominence	High	It is area of elevated valley slope that is highly visible from the west, particularly from Newham and Calenick and the river approach to Truro.
2	Openness and intervisibility	High	Very open to the west and south west of the river valley. There is high intervisibility from these areas, and also from within the parcel to the surrounding area. There is lower intervisibility within the parcel itself due to topography and the high level of tree cover.
3	Views available	High	There are extensive views to the south and west from within the land parcel from the public rights of way. Also, to the east from the ridgeline areas. The land parcel is highly visible from the estuary on the approach to the City within a landscape designated for its scenic beauty (AONB)

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL4	H	H	H

5. Landscape Value

5.1 This land parcel has a highly attractive and distinctive rural character that is recognised in its designation as part of the Area of Outstanding Natural Beauty (AONB). The long western side of the site borders the edge of the Malpas estuary which is a Special Site of Scientific Interest (SSSI) and a Biodiversity Action Plan Mudflat habitat.

Areas of woodland within the parcel are designated as Biodiversity Action Plan Woodland habitat.

Landscape Value			
1	Distinctiveness of character	High	A highly distinctive and attractive landscape supported by nationally and internationally important designations.
2	Quality and condition of landscape, elements and features	High	This area exhibits mature and historic pasture, parkland and Cornish hedges, the layout and presence are evident in the 1875 historical maps. All of which is well managed and maintained.
3	Scenic value and aesthetic appeal	High	An area designated AONB for its high scenic value and aesthetic appeal, it is key to the river approach to the City from the estuary.
4	Presence of cultural, historic or nature conservation associations	High	There are natural and cultural conservation values in the historic nature of the estate of Park Farm, including the Cornish hedges, parkland, pasture and the mature tree plantings. There are also a number of prehistoric and medieval archaeological findings
5	Recreational opportunities	High	There is good public access via public footpaths, bridleways and byways from which the land and surrounding area can be enjoyed.
6	Levels of tranquillity	High	There are high levels of peacefulness and tranquillity in this area, which is shielded from any city noise by topography.

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL4	H	H	H	H	Low

- 6.1 **Low** – any housing development will result in severe harm or destruction of highly distinctive landscape character which mitigation measures can not prevent, reduce or remedy.

7. Development Potential

- 7.1 **Unsuitable for development** – development within this highly sensitive landscape would detract considerably from its special parkland and pastoral qualities and lessen its attractiveness. This would be particularly significant in the southern part of the site where it slopes down towards the Truro River. Here, development would directly impinge on the high quality and unspoilt nature of the designated landscape. It could potentially also threaten the internationally important habitats of the estuaries and would be highly prominent in views from the west. Consequently, development would be damaging to the setting of the Truro River and thus to the city itself.

TL5 Trethowell Riverside



Looking west



Looking north west

1. Local Landscape Character

This land parcel lies on the south eastern edge of Truro within Landscape Character Area (LCA) CA13 – Fal Ria, Truro and Falmouth. The key characteristics from this LCA are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth¹

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature.*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*
- *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.*
- ***Creeks that are dominated by former ports... with an industrial, water-related character of small quays and landing stages.***
- *Medieval settlements at the heads of creeks.*

¹ Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.2. Local Landscape Character description

1.2.1 Topography and drainage

A relatively small area of gently north east sloping pastures, with minor valleys falling gently into Calenick Creek and the Truro River.

Refer to Map 5 - Topography – Appendix 1

The three river corridors which feed into the Truro River have a high relative value to the landscape in the ecosystem services they provide in terms of carbon storage, carbon sequestration, flood mitigation and soil erosion by water mitigation. Further detail can be found on the Lagas Natural Capital Information web site²

This 18 ha site lies to the south of the River Tinney on the edge of the mudflats at Calenick Creek. It is incised by two valleys containing watercourses that run northwards to Calenick Creek. This creates three hydrological compartments, each draining partly to these watercourses and partly directly to Calenick Creek.

Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1

1.2.2 Biodiversity

The habitats are open fields bounded by mature Cornish hedges, improved grassland, woodland, marshy grassland.

Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood 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. For further guidance on Cornish hedges refer to Appendix 5³

The land parcel lies within the B-Line⁴ identified as an important corridor for insects and wildlife to respond to climate change, refer to Map 6 Appendix 1. 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 Guide⁵.

Refer to Map 6 – Constraints 1 - Environmental - Appendix 1.

² Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

³ Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide* 2018

⁴ 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/>

⁵ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

The southern boundary meets the Malpas Estuary SSSI, and the Fal and Helford Special Area of Conservation (SAC) where any development will be subject to an Appropriate Assessment

1.2.3 Land cover and land use

Gently sloping pasture with minor valleys dropping gently into the Truro River.

Grade 2 and 3 agricultural land.

1.2.4 Field and woodland pattern

The land parcel has a rural, farmed character with medium-scale fields, an intact hedgerow structure, frequent mature trees and woodland. The intact field pattern is shown on the 1875-1901 Historic mapping. Refer to Map 11b – Historic mapping – Appendix 1. Many of the Cornish hedge boundaries contain mature trees extending over 6m in height. Refer to Map 10 – Cornish Hedges – Appendix 1

1.2.5 Settlement and transport

There is no development in this land parcel.

There are also no tracks or public rights of way through or on the boundaries of the land parcel

1.2.6 Historic pattern

Summary of Heritage Resource, Historic Landscape Character (HLC) Heritage Designations and Outline of Known Significance.

For further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3 and also Map 9 – Constraints 3 – Historic Landscape Characterisation, Schedule Monuments and Listed Buildings – Appendix 1.

- a. **HLC:** Medieval Farmland HLC Type
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** Medieval landing places on the creek are likely to have existed particularly given the proximity of the settlement of early medieval origin at Trethowell.
- d. **Sites: Post-medieval.** A possible silver buckle is known to have been found in estuarine mud. Sites of local post-medieval trading, fishing and transport on the estuary are recorded. A quay and nearby enclosure are shown on the c1840 Tithe survey.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** contains a clearly medieval derived pattern of fields and creekside with one or more landing places, and appears from aerial photographs combined with map regression to be rich in historic semi-natural features
- h. **Below-ground archaeology.** has high potential for buried medieval or earlier archaeology, and there is demonstrable potential for remains of trading or other past activity on the creekside.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁶.

1.2.7 Condition

Very attractive and well managed farmland with no detracting features, relating to the wider rural landscape and the river landscape.

Designated as an Area of Outstanding Natural Beauty for its impressive scenic quality

2. Visual context and characteristics

2.1. Prominent in views from the north over Calenick Creek, and also from the public footpath to the east heading out to Malpas. The well-treed character and hedgerow structure results in moderate intervisibility.

2.2. Although quite distant from the main built area of the City this land parcel forms a critical component in the setting of the Truro River.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Medium scale fields with an intact Cornish hedge boundary pattern containing mature trees key element of the character of the Truro River and wider rural landscape to the south and west.
2	Condition of elements and features	High	High quality Cornish hedges and farmland pasture
3	Nature and complexity of landform	High	Undulating north east facing slope bisected by tributary valleys
4	Scale and pattern of landscape	High	Multiple types of land cover in small and medium scale fields, with wetland habitats on the northern boundary to the creek
5	Historic features and sense of time depth	High	The pattern of fields and creekside with one or more landing places is clearly medieval in origin, and appears from aerial photographs combined with map regression to be rich in historic semi-natural features.
6	Presence of natural elements	High	An intact unchanged hedge and field pattern containing mature large canopy native trees The southern boundary abuts the Fal and Helford Special Conservation Area (SAC), and Malpas Estuary Site of Special Scientific Interest (SSSI).
7	Type of existing development	High	There is no development present
8	Relationship to settlement edge	High	The land parcel is completely remote from the settlement edge.
Visual Sensitivity			
1	Visual prominence	High	Prominent in views from recreational routes to the north and east
2	Openness and intervisibility	Moderate	The well-treed character and hedgerow structure results in reduced intervisibility
3	Views available	High	Extensive views to the north and east Land parcel is highly visible also from the north and east

⁶ <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
TL5	H	H	H

5. Landscape Value

- 5.1 Part of an intact rural landscape designated for its scenic beauty as an Area of Outstanding Natural Beauty (AONB)
- 5.2 The creek on the northern boundary has the following designations Fal and Helford Special Area for Conservation (SAC) and Malpas Estuary Special Site of Scientific Interest (SSSI) and a Biodiversity Action Plan Mudflat habitat.
- 5.3 The landscape features are key to the character of the area and reflect the key characteristics of the wider 2007 Landscape Character Area description for CA13

	Landscape Value		
1	Distinctiveness of character	High	An historically intact field pattern containing mature large canopy trees
2	Quality and condition of landscape, elements and features	High	The landscape features are all in very good condition and key to the local landscape character
3	Scenic value and aesthetic appeal	High	Of high scenic quality and designated as an AONB
4	Presence of cultural, historic or nature conservation associations	High	High nature conservation value in the Cornish hedges with important environmental designations lie on the northern
5	Recreational opportunities	Low	There is no public access through this land parcel
6	Levels of tranquillity	High	Very tranquil, no detracting elements

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL5	H	H	H	H	Low

- 6.1 **Low** - Housing development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy

7. Development Potential

- 7.1 **Unsuitable for development** – Development within this highly sensitive area would result in the loss of an attractive, unspoilt pastoral landscape and potential damage to important habitats. It would have a major negative impact on the setting of the river through removing its soft green edge in the south-west and in visual terms, the green backdrop that it provides

immediately adjacent to the river in views from the north. New housing would be highly prominent in views from this direction, and would generally be unsuitable within this area in landscape terms.

TL6 Higher Newham Farmland (north east)



Looking north



Looking west



Looking south west



Looking south east, TL6 on the skyline

1. Local Landscape Character

This land parcel lies on the south eastern edge of Truro within one Landscape Character Area¹. The key characteristics are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*
- *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.*
- *Creeks that are dominated by former ports... with an industrial, water-related character of small quays and landing stages.*
- *Medieval settlements at the heads of creeks.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.2. Local Landscape Character description

1.2.1 Topography and drainage

A fairly small area of farmland who's ridge lies at 76m AOD forming a key part of the southern ridge to the bowl landform in which Truro lies. This southern ridge is broken by the Truro River to the east. The land parcel falls steeply from this ridge to the south towards Calenick Creek and to the east to the Truro River.

Refer to Map 4 – Landscape Character Areas – Appendix 1

This 29 ha site does not contain any watercourses or other hydrological features. It is generally divided into two hydrological compartments by

¹ Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

Higher Newham Lane. The northern compartment is bounded by the A390 Morlaix Avenue to the north and by Newham Industrial Estate to the east. The southern compartment is bounded by Newham Trail along the disused railway line to the south.

Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

1.2.2 Biodiversity

Habitat types are open pasture fields, hedge, some broadleaved woodland.

The land parcel also lies within the B-Line² 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 Guide³

The three river corridors which feed into the Truro River have a high relative value to the landscape in the ecosystem services they provide in terms of carbon storage, carbon sequestration, flood mitigation and soil erosion by water mitigation. Further detail can be found on the Lagas Natural Capital Information web site⁴

Land Parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC. The foot of the slope beyond the Newham Trail in TL29 meets the Malpas Estuary Site of Special Scientific Interest (SSSI).

Refer to Map 6 – Constraints 1 - Environmental - Appendix 1

1.2.3 Land cover and land use

At present the site has a rural character of pastoral farmland with a single isolated farm, now disused, and is visually and physically detached from the city. Being open, the farmland has an exposed, windswept character on the upper slopes.

Outline planning permission has been granted for 155 houses in the northern part of this land parcel which will introduce housing onto this previously undeveloped ridge. This ridge forms an important rural backdrop to the City and hides the built form of Truro in views from important, high quality landscapes to the south, reinforcing the rural character of the city's wider landscape setting.

Agricultural land classification – classed as grade 3.

Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.2.4 Field and woodland pattern

The uniformity of the hedgerow management has resulted in a distinct lack of structural diversity with predominantly maintained hedges in

² 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/>

³ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

⁴ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

arable land on the upper slopes. This large-scale pasture is enclosed by tightly clipped hedgerows which are in general below 3m in height creating an exposed and windswept character. Occasional larger trees can be found within the more sheltered hedges to the north east and south. Cornish hedges have been removed to create the scale of field found today. The lower slope in the more sheltered Calenick Creek supports larger mature native tree growth.

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 is detailed in Appendix 5. The NE-SW tree belts are very important to provide screening particularly from river viewpoints to preserve landscape character. Refer to Map 10 – Cornish Hedges and also Map 11b – 1875-1901 Historic map (east) – Appendix 1.

1.2.5 Settlement and transport

Higher Newham Farm and associated buildings (derelict) is presently the only settlement but the northern area of the land parcel has outline planning permission for 155 houses.

The present settlement edge lies both to the north and east. To the north Morlaix Avenue creates a very strong settlement edge, where residential development rises up to but does not reach the ridge landform which contains the City. To the east the Newham Industrial Estate lies on the lower slope to the Truro River, with a much less defined settlement boundary.

There is no public access onto the land, however two private tracks one to the NE and the other NW lead to the farm, and the Newham Trail runs across the southern edge. This route is popular and used by walkers horse riders and cyclists and uses the redundant Newham Branch of the Great Western Railway line.

Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.2.6 Historic pattern

Summary of Heritage Resource, Historic Landscape Character (HLC) Heritage Designations and Outline of Known Significance.

For further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3 and also Map 9 – Constraints 3 – Historic Landscape Characterisation, Schedule Monuments and Listed Buildings – Appendix 1.

a. **HLC:** Medieval Farmland

b. **Sites: Prehistoric-Romano British.** There may be potential for remains of Bronze Age activity, as a possible barrow site is recorded in the part of the higher ground with outline planning consent; however, its identification was not confirmed by geophysical survey there.

- c. **Sites: Medieval.** cropmarks indicating buried strip-field boundaries on the east, confirming the evidence of surviving sinuous hedge boundaries for derivation of the field pattern from medieval strips
- d. **Sites: Post-medieval.** part of the 1855 Newham branch railway, disused as such since 1971 and now a walking and cycle route
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** The Medieval Farmland HLC Type is legible, and the railway remains a prominent landscape feature
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology
- i. **Settings of designated assets:** The Newham Branch railway line on the south is a well-preserved and accessible abandoned railway of local importance and regional interest, high sensitivity. Medieval Farmland running down towards the creekside, is significant in terms of views to and from the well-preserved extent of such farmland on the opposite, south side of Calenick Creek, high sensitivity. Potential for buried remains of medieval and earlier date, high sensitivity. Field boundary facing and gateposts of local stone or granite may be present, and as noted above the distinctive Newham stone from the east side of this Parcel is a feature of Truro.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁵.

1.2.7 Condition

Presently it is generally attractive and well managed farmland with no detracting features despite proximity to the urban area.

2. Visual context and characteristics

- 2.1. The higher parts of this elevated landform are prominent in views from the City to the north, and east and south on the Truro River and in the rural landscape. There is a generally open character with high intervisibility. The lower slopes and minor valley to north are less visible with reduced intervisibility due to both topography and vegetation cover. There are extensive views of the whole of the south facing slope from on the water in Calenick Creek and the Truro River.
- 2.2. The present undeveloped ridge hides the built form of Truro in views from important high quality landscapes to the south and reinforces rural character of the town's wider landscape setting, although outline planning has been consented for 155 houses on this upper ridge area.
- 2.3. The higher ground to the north forms an important rural backdrop to Truro when viewed from the wider city to the north and is critical to its setting. The elevated ridge in the land parcel is presently visually and physically detached from the main built area by Morlaix Avenue forming a strong divide and edge to historic Truro.

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

- 2.4. The eastern slopes are a critical part of the setting of the Truro River and well-treed character forms a backdrop which softens the impact of unsightly development along riverside below.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are largely typical of the local landscape, however Cornish hedges contain few large trees.
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	Simple landform on a south and east facing slope
4	Scale and pattern of landscape	Moderate	Medium to large scale with a simple pattern
5	Historic features and sense of time depth	Moderate	Sinuous hedge boundaries show derivation of the field pattern from medieval strips, cut by Newham Quarry alongside which supplied stone to Georgian and Victorian Truro. The Newham branch line on the south is a well-preserved and accessible abandoned railway.
6	Presence of natural elements	Moderate	Well established Cornish hedges and southern boundary meets the Fal and Helford Special Conservation Area (SAC), and Malpas Estuary Site of Special Scientific Interest (SSSI)
7	Type of existing development	Low	Outline permission has been granted for 155 houses which will breach the undeveloped ridge and detract from the rural nature of the land parcel
8	Relationship to settlement edge	Moderate	The relationship of the 155 houses, to the wider land parcel had not been determined at the time of preparing this assessment.
Visual Sensitivity			
1	Visual prominence	High	Prominent elevated rural land parcel which is important as part of the southern estuary approach to the city and to the wider landscape to the south designated as an Area of Outstanding Natural Beauty due to its scenic quality
2	Openness and intervisibility	High	Higher parts of elevated landform are prominent in views from the north, east and south and have a generally open character with high intervisibility. The lower slopes and minor valley form to north are less visible with reduced intervisibility due to both topography and vegetation cover
3	Views available	High	Extensive views from within the City to the north, west and the landscape and water to the east, south and west from within the land parcel, however no public access. The land parcel is highly visible from the estuary on the approach to the City within a landscape designated for its scenic beauty.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL6	M	H	H

5. Landscape Value

- 5.1 The character of this land parcel is key both as the elevated rural southern ridge to the City, and to the setting of Truro River as a key approach to the historic City. The land parcel lies on the boundary of the Area of Outstanding Natural Beauty to the south recognised for its scenic beauty.
- 5.2 An application for the development of the whole of TL6 and TL6A was subject to an application for 1050 dwellings which was refused by Cornwall Council and went to a Public Inquiry (APP/D0840/A/09/2109056) called in by the Secretary of State in 2010. The Inspectors report stated:

'The development on the southern slopes of the site would have a serious impact and would dilute the current experience with substantial urban development outside the city limits.' para 340

'In terms of landscape character the appeal site forms an important component of the Fal Ria landscape and whilst there is commercial development adjacent to the river this does not dominate the landscape, in my opinion. From the river or countryside within the AONB the wider rural context is appreciated and although there are small riverside settlements like Calenick and Malpas these are characteristic of the AONB environment. The appeal scheme would clearly be at odds with this development pattern.' para 345

'Furthermore, at present there is a dark night time landscape. I have no doubt that the effect of lighting along streets and from residential properties would be apparent and would result in a harmful change to existing conditions' para 354

'...the development of this site would result in substantial harm to the setting of Truro, the surrounding countryside and the AONB. The latter is a highly valued landscape of national importance and its protection should have a high priority. Whilst the site is not actually within the AONB the appeal development would result in its significant and long term harm. This would be contrary to development plan policy at all levels ... Although Greenfield housing in Truro is likely to cause adverse landscape impacts wherever it goes, this site is particularly sensitive due to its relationship with the AONB and the city of Truro within its landscaped setting'. Para 431

- 5.3 Calenick Creek and Truro River to the south is an area designated as Fal and Helford Special Area for Conservation (SAC) given special protection under the European Union's Habitat Directive, and Malpas Estuary Special Site of Scientific Interest (SSSI) and a Biodiversity Action Plan Mudflat habitat.

	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	This land parcel is critical to the rural approach to the City from the estuary and key to the setting of the AONB which lies to the south

4	Presence of cultural, historic or nature conservation associations	Moderate	Some nature conservation value in the Cornish hedges and pasture. Important natural designation lie on to the south at the base of the slope
5	Recreational opportunities	Moderate	A short section of the Newham Trail on the southern boundary is the only access through the land parcel
6	Levels of tranquillity	Moderate	Reasonably tranquil, but intrusions from the industrial area to the east

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL6	M	H	H	H	Low

- 6.1 **Low** – Housing development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy

7. Development Potential

- 7.1 2000 Strategy⁶ considered this land parcel unsuitable for development as it plays a critical part in the setting and approach to the historic City.
- 7.2 Since then outline planning consent has been given for 155 houses on the upper ridge area of the land parcel.
- 7.3 The northern elevated area has an important role in defining the character and quality of the town and its setting being part of the undeveloped southern ridge of the 'bowl' landform which surrounds Truro.
- 7.4 It is vital therefore that the following Strategic guidance under section 8 is followed in the development of the detailed application for the 155 houses.
- 7.5 The remaining southern area of the land parcel is unsuitable for any further development as this would create adverse effects on the extensive views from the highly valued landscape and waters to the south and east and damage the intrinsic quality and sense of place on the valued and distinctive rural approach to the historic City.

8. Future Development – Strategic guidance

This guidance is provided to inform the development of the detailed application for the 155 houses on the northern area of the site.

Development is not considered suitable in any form on the lower eastern and southern slopes of this land parcel due to the land's significant visual importance as the rural approach to the historic City.

- 8.1 Following outline planning consent the detailed design for 155 houses on the ridge should ensure:
- the development has a strong character and identity as it is located beyond the natural edge of Truro
 - the layout combines open areas of vegetation both within the development and within its outer boundaries to retain the green and

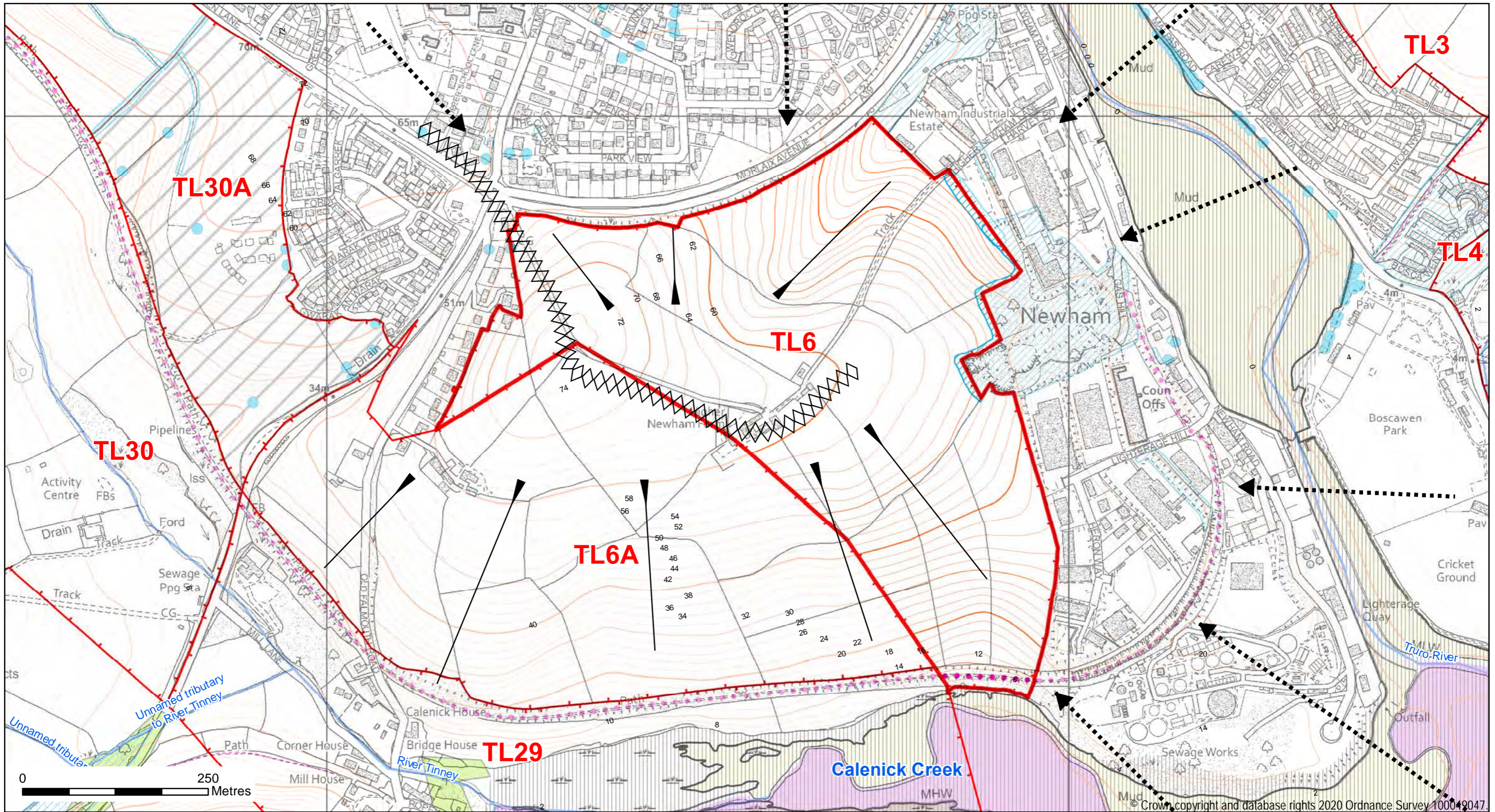
⁶ Landscape Design Associates. *Landscape Strategy for Truro, Falmouth and Penryn* (2000)

- treed backdrop to the bowl of Truro when viewed from the north, east and the rural setting to Truro from the south and south east.
- c. large canopy trees are combined into the layout and given sufficient space to thrive to maturity and rise up between and above the roofs of the houses as is characteristic of Truro. Refer to 'Guidance for Trees' in Appendix 4.
 - d. a low density built southern edge mitigated by planting at both ground level and at height with trees
 - e. building heights limited to 2 storeys where they lie on or beyond the ridge area to the south.
- 8.2 The site is outside of the River Tinney Critical Drainage Area but provides certain SuDS challenges. The compartment to the north of Higher Newham Lane contains an incised valley draining to the north east but without any discernible watercourse. Any development in this area will need to be served by drainage and SuDS along the line of this valley. Drainage outflows and any exceedance routes will need to leave the site at this north east corner and be routed through the industrial area to the Truro River. The northern side of the compartment to the south of Higher Newham Lane drains along its eastern edge to the industrial estate with no clear connection through to the Truro River. The southern part drains steeply down to the Newham Trail along the disused railway line, where it currently collects without a clear connection through to Calenick Creek. Development in this area is likely to be problematic due to the steep slope, with similar issues to the recent Tolgarrick Farm development on the other side to the A39. A cascading sequence of SuDS would be possible if this area is allocated as open space but would require a significant maintenance regime. There will also need to be a culvert/tunnel beneath the Newham Trail, if no drainage tunnels currently exist.
- 8.3 Mature trees, woodland and hedges should be retained, particularly on the eastern slopes forming an important backdrop to soften the impact of the development along the riverside below.
- 8.4 There is opportunity to encourage the growth of large canopy trees within the intact historic pattern of retained hedge boundaries to increase diversity and structure, and better reflect the rural landscape character of the landscape to the south.
- 8.5 Enhance and diversify the planting along the southern boundary with the Newham Trail
- 8.6 Development and land management must prevent any adverse effects on the Fal and Helford Special Area for Conservation (SAC) and Malpas Estuary Special Site of Scientific Interest (SSSI) and a Biodiversity Action Plan Mudflat habitat to the south.
- 8.7 The land parcels is within the impact zone of the Fal and Helford and Penhale Dunes Special Area of Conservation (SAC) and any development will be subject to an Appropriate Assessment. It is likely that any development will be subject to a recreational impact payment, or may have the potential to have a direct impact on the SAC in which case a more detailed assessment will be required.
- 8.8 Implement measures for pollinators, including encouraging the provision of new wildflower rich grassland to create and enhance the Cornish B-Line⁷, creating an integrated insect pathway across Cornwall and allowing wildlife

⁷ B-Lines - Bug Life <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁸

⁸ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

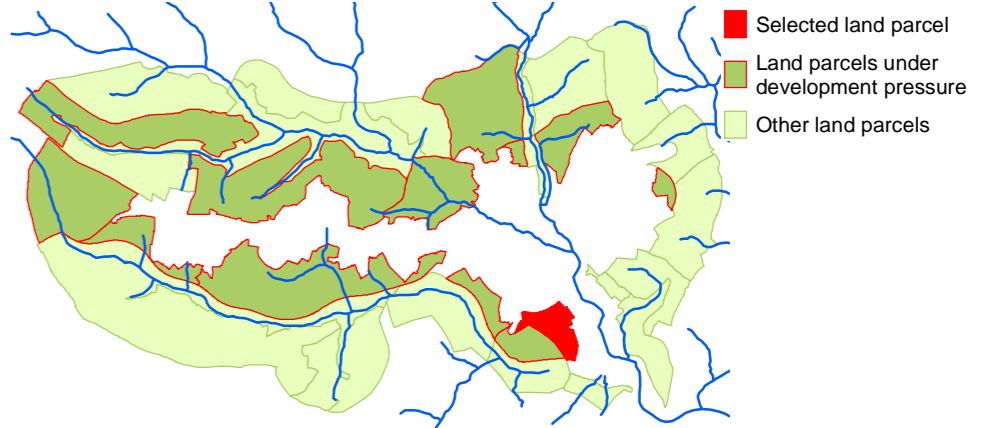


Land Parcel: TL6 – Higher Newham farmland (north east) - Map 1

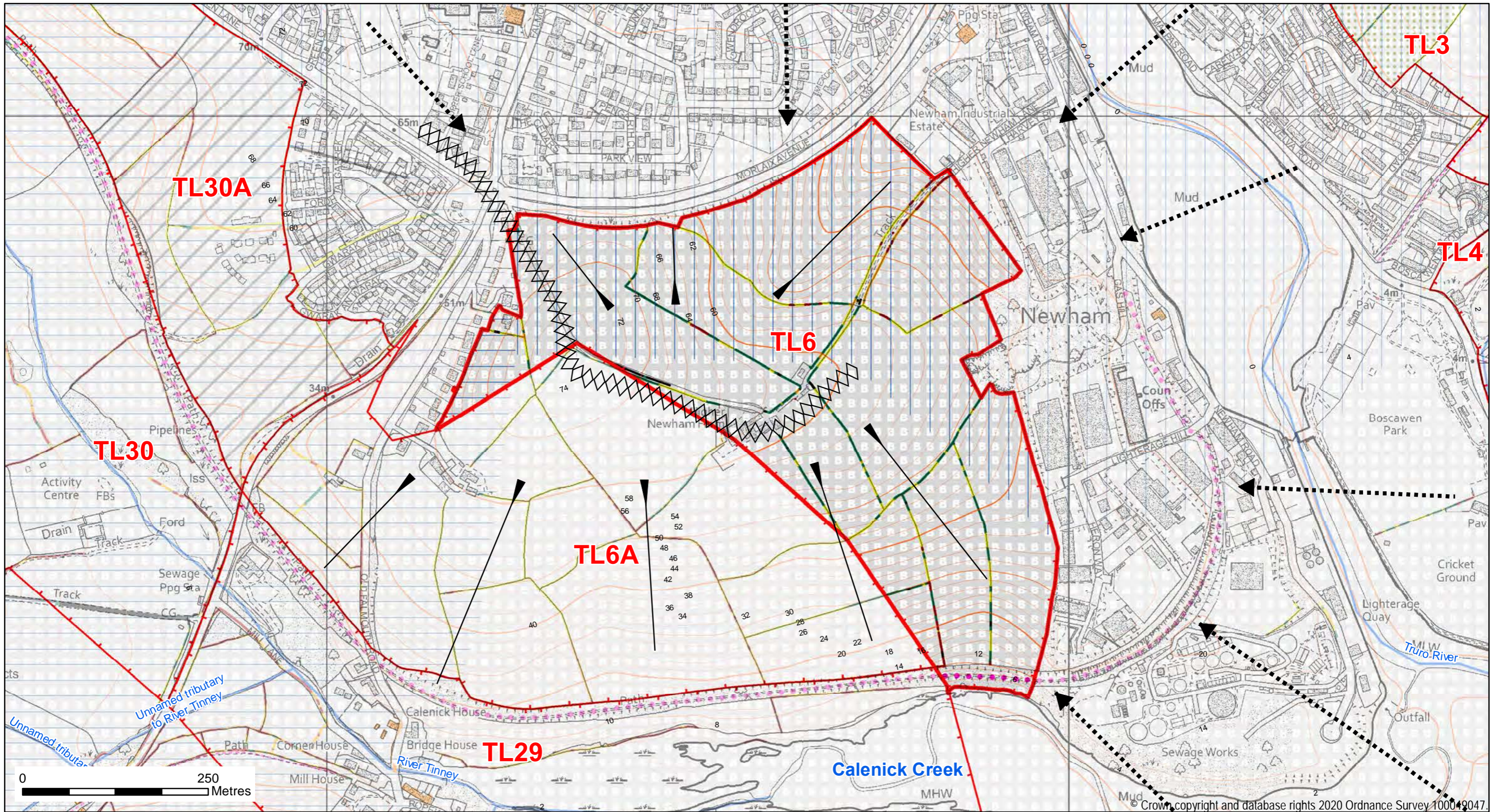
- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- Area of Outstanding Natural Beauty
- Sites of Special Scientific Interest
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Newham Trail
- Biodiversity Action Plan Habitat**
- Woodland
- Mudflats

- Public Rights of Way**
- Footpath

- Landscape assessment features**
- ▶ Important Views
 - Distinctive Ridge Line
 - ▶ Direction of Slope



Scale 1:5,000 @A3

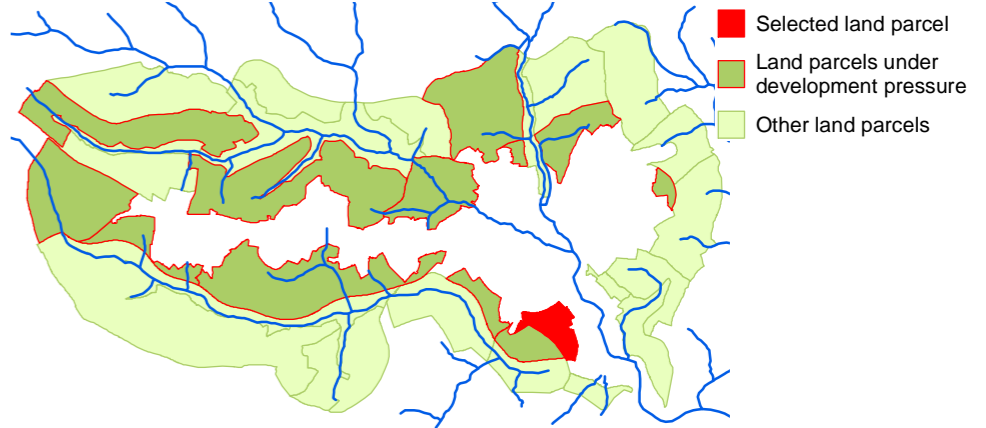


Land Parcel: TL6 – Higher Newham farmland (north east) - Map 2

- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- Local protected open space
- B-Line Network
- Listed Buildings
- Newham Trail
- Critical Drainage Areas**
- Truro - Kenwyn, Allen, Tregolls Rd
- Truro - River Tinney

- Public Rights of Way**
- Footpath
- Cornish Hedges**
- 0m-1m high hedges
- 1m-2m high hedges
- 2m-3m high hedges
- 3m-6m high hedges
- 6m+ high hedges

- Landscape assessment features**
- Important Views
- Distinctive Ridge Line
- Direction of Slope



Scale 1:5,000 @A3

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TL6A Higher Newham Farmland (south west)



Looking north



Looking west

In the 2000 Strategy¹ this land parcel was part of TL29 - Calenick Creek. This report has separated this land parcel from TL29 as outline consent has been granted for housing developed in the northern ridge area, and the Newham Trail now forms the western boundary of this land parcel with TL29.

1. Local Landscape Character

This land parcel lies on the south eastern edge of Truro within one Landscape Character Area². The key characteristics are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature.*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*

¹ Landscape Design Associates. *Landscape Strategy for Truro, Falmouth and Penryn* (2000)

² Cornwall Council. *Cornwall and Isles of Scilly Landscape Character Assessment* (2007)

- *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.*
- *Creeks that are dominated by former ports... with an industrial, water-related character of small quays and landing stages.*
- *Medieval settlements at the heads of creeks.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.2. Local Landscape Character description

1.2.1 Topography and drainage

A fairly small area of farmland who's ridge lies at 72m AOD forming a key part of the southern ridge to the bowl landform in which Truro lies. This southern ridge is broken by the Truro River to the east of TL6. The land parcel falls steeply from this ridge to the south towards Calenick Creek.

Refer to Map 4 – Landscape Character Areas – Appendix 1

This 28 ha site does not contain any watercourses or other hydrological features. It sits between Land Parcel 6 to the north and east, the A39 to the west and the Newham Trail disused railway line to the south. Water drains generally to the south, toward the Newham Trail, which separates it from Calenick Creek.

Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

1.2.2 Biodiversity

Habitat types are open pasture fields, hedge, some broadleaved woodland. The biodiversity value of the habitats within the land parcel can only be fully evaluated following a detailed ecological survey.

The land parcel also lies within the B-Line³ 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 Guide⁴

The three river corridors which feed into the Truro River have a high relative value to the landscape in the ecosystem services they provide in terms of carbon storage, carbon sequestration, flood mitigation and

³ 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/>

⁴ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

soil erosion by water mitigation. Further detail can be found on the Lagas Natural Capital Information web site⁵

Land Parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC. The foot of the slope beyond the Newham Trail in TL29 meets the Malpas Estuary Site of Special Scientific Interest (SSSI).

Refer to Map 6 – Constraints 1 - Environmental - Appendix 1

1.2.3 Land cover and land use

At present the site has a rural character of pastoral farmland, and is visually and physically detached from the city. Being open, the farmland has an exposed, windswept character on the upper slopes.

Outline planning permission has been granted for 155 houses in the northern part of this land parcel which will introduce housing onto this previously undeveloped ridge. This ridge forms an important rural backdrop to the City and hides the built form of Truro in views from important, high quality landscapes to the south, reinforcing the rural character of the city's wider landscape setting.

Agricultural land classification – classed as grade 3.

Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.2.4 Field and woodland pattern

On the upper slopes this large-scale pasture is enclosed by tightly clipped hedgerows which are in general 2-3m in height creating an exposed and windswept character. Larger trees can be found within the more sheltered hedges to the south and one particularly valuable hedge running down the site containing trees beyond 6m in height. Some Cornish hedges have been removed to create the scale of fields found today. The lower slope above the more sheltered Calenick Creek and the western facing slope to the A39 support larger mature native tree growth.

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 is detailed in Appendix 5. Historic and significant trees and hedges are found to the west between A39 and old Falmouth road.

The hedge structure offers major connectivity joining the City to the designated Calenick Creek to the south.

Refer to Map 10 – Cornish Hedges and also Map 11b – 1875-1901 Historic map (east) – Appendix 1

⁵ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

1.2.5 Settlement and transport

Higher Newham Farm and associated buildings (derelict) is presently the only settlement which straddles the boundary with TL6 but the north eastern area of the land parcel has outline planning permission for 155 houses. There is no public access onto the land, however the Newham Trail runs across the southern edge. This route is popular and used by walkers horse riders and cyclists and uses the redundant Newham Branch of the Great Western Railway line.

At present the land parcel is remote from the settlement edge of Truro with only very small connection of a small number of houses along the old Falmouth Road.

1.2.6 Historic pattern

Summary of Heritage Resource, Historic Landscape Character (HLC) Heritage Designations and Outline of Known Significance.

(For further detail of the Historic landscape refer to 'Truro and Kenwyn Edge, Cornwall – Heritage Assessment – Appendix 3 and also Map 9 – Constraints 3 – Historic Landscape Characterisation, Schedule Monuments and Listed Buildings – Appendix 1.

HLC: Medieval Farmland with some Post-medieval Enclosed Land on its west

- a. **Sites: Prehistoric-Romano British.** None indicated
- b. **Sites: Medieval.** the site of a lost medieval settlement, Huthnance, this is an indicative location for that site, documented as 'near Calenick', as noted in a previous archaeological assessment (
- c. **Sites: Post-medieval.** On the west, the turnpike road, here named Arch Hill, defines the wedge of Post-medieval Enclosed Land bounded on the east by the old Truro road to the medieval settlement, creek-head river crossing and landing point of Calenick. The 1855 Newham branch railway runs above Calenick Creek on the south. On the north the ground rises to a summit and the site of a small feature, possibly one of several nearby military installations of the Second World War and Cold War.
- d. **World Heritage Site (WHS)** not applicable
- e. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- f. **Historic Landscape.** The Medieval Farmland HLC Type and the different origins and landscape effects of the two roads, forming historic approaches to Truro, are legible, and the old railway remains a prominent landscape feature
- g. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology. There is further potential for remains of trading or other past activity on the Creekside.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁶.

⁶ <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

1.2.7 Condition

Presently this is generally attractive and well managed farmland with no detracting features despite proximity to the urban area.

2. Visual context and characteristics

- 2.1. The higher parts of this elevated landform are prominent in views from the east and south on the Truro River and in the rural landscape. There is a generally open character with high intervisibility. The lower slopes have reduced intervisibility due to both topography and vegetation cover. There are extensive views of the whole of the south facing slope from the water in Calenick Creek and the Truro River.
- 2.2. The present undeveloped ridge hides the built form of Truro in views from important high quality landscapes to the south and reinforces rural character of the town's wider landscape setting, although outline planning has been consented for 155 houses on this upper ridge area.
- 2.3. The higher ground to the north forms an important part of the rural backdrop to Truro when viewed from the wider city to the north and west and is critical to its setting.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape, being clipped Cornish hedges with some larger trees
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	Simple landform on a south facing slope
4	Scale and pattern of landscape	Moderate	Medium to large scale with a simple pattern
5	Historic features and sense of time depth	High	The Medieval Farmland here is significant in terms of views to and from the well-preserved extent of such farmland on the opposite, south side of Calenick Creek, and Calenick with its Listed 18th century buildings. The medieval road and later turnpike road, forming successive historic approaches to Truro, are legible as such, and the old railway remains a prominent landscape feature
6	Presence of natural elements	Moderate	well established Cornish hedges and southern boundary meets the Fal and Helford Special Conservation Area (SAC), and Malpas Estuary Site of Special Scientific Interest (SSSI)
7	Type of existing development	Low	Outline permission has been granted for 155 houses which will breach the undeveloped ridge and detract from the rural nature of the land parcel
8	Relationship to settlement edge	Moderate	The relationship of the 155 houses, to the wider land parcel had not been determined at the time of preparing this assessment.
Visual Sensitivity			
1	Visual prominence	High	Prominent elevated rural land parcel which is important as part of the southern estuary approach to the city and to the wider landscape to the south designated as an Area of Outstanding Natural Beauty due to its scenic quality
2	Openness and intervisibility	High	Higher parts of elevated landform are prominent in views from the south east and south and have a generally open character with high intervisibility. The lower slopes are less visible with reduced intervisibility due to both topography and vegetation cover
3	Views available	High	Extensive views to the south east, and south from within the land parcel, however no public access. The land parcel is highly visible from the estuary on the approach to the City within a landscape designated for its scenic beauty.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL6A	M	H	H

5. Landscape Value

- 5.1 The character of this land parcel is key both as the elevated rural southern ridge to the City, and to the setting of Truro River as a key approach to the historic City. The land parcel lies on the boundary of the Area of Outstanding Natural Beauty to the south recognised for its scenic beauty.
- 5.2 An application for the development of the whole of TL6A and TL6 was subject to an application for 1050 dwellings which was refused by Cornwall Council and went to a Public Inquiry (APP/D0840/A/09/2109056) called in by the Secretary of State in 2010. The Inspectors report stated:

'The development on the southern slopes of the site would have a serious impact and would dilute the current experience with substantial urban development outside the city limits.' para 340

'In terms of landscape character the appeal site forms an important component of the Fal Ria landscape and whilst there is commercial development adjacent to the river this does not dominate the landscape, in my opinion. From the river or countryside within the AONB the wider rural context is appreciated and although there are small riverside settlements like Calenick and Malpas these are characteristic of the AONB environment. The appeal scheme would clearly be at odds with this development pattern.' para 345

'Furthermore, at present there is a dark night time landscape. I have no doubt that the effect of lighting along streets and from residential properties would be apparent and would result in a harmful change to existing conditions' para 354

'...the development of this site would result in substantial harm to the setting of Truro, the surrounding countryside and the AONB. The latter is a highly valued landscape of national importance and its protection should have a high priority. Whilst the site is not actually within the AONB the appeal development would result in its significant and long term harm. This would be contrary to development plan policy at all levels ... Although Greenfield housing in Truro is likely to cause adverse landscape impacts wherever it goes, this site is particularly sensitive due to its relationship with the AONB and the city of Truro within its landscaped setting'. Para 431

- 5.3 Calenick Creek and Truro River to the south is an area designated as Fal and Helford Special Area for Conservation (SAC) given special protection under the European Union's Habitat Directive, and Malpas Estuary Special

Site of Scientific Interest (SSSI) and a Biodiversity Action Plan Mudflat habitat.

Landscape Value			
1	Distinctiveness of character	High	This land has a distinctive character and sense of place relating to the rural approach to the City from the river and forms the setting of the wider AONB to the south 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	High	This land parcel is key to the rural approach to the City from the estuary and forms the setting of the AONB which lie on the southern boundary
4	Presence of cultural, historic or nature conservation associations	Moderate	Some nature conservation value in the Cornish hedges and pasture and historic value. Important designations lie on the southern boundary at the base of the slope
5	Recreational opportunities	Moderate	A short section of the Newham Trail on the southern boundary is the only access through the land parcel
6	Levels of tranquillity	High	A largely tranquil landscape with minor intrusion from the A39 and old Falmouth Road which are mitigated by the tree belt and hedges to the west

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL6A	M	H	H	H	Low

6.1 **Low** – Housing development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy

7. Development Potential

- 7.1 2000 Strategy⁷ considered this land parcel unsuitable for development as it was considered beyond the setting of Truro being part of TL29. Since then outline planning consent has been given for 155 houses on the upper ridge area of the land parcel and TL6 to the east.
- 7.2 The northern elevated area has an important role in defining the character and quality of the town and its setting being part of the undeveloped southern ridge of the 'bowl' landform which surrounds Truro.
- 7.3 It is vital therefore that the following Strategic guidance is followed in the development of the detailed application for the 155 houses.
- 7.4 The remaining southern area of the land parcel is unsuitable for any further housing development as this would create adverse effects on the extensive views from the highly valued landscape and waters to the south and east and damage the intrinsic quality and sense of place on the valued and distinctive rural approach to the historic City.

8. Future Development – Strategic guidance

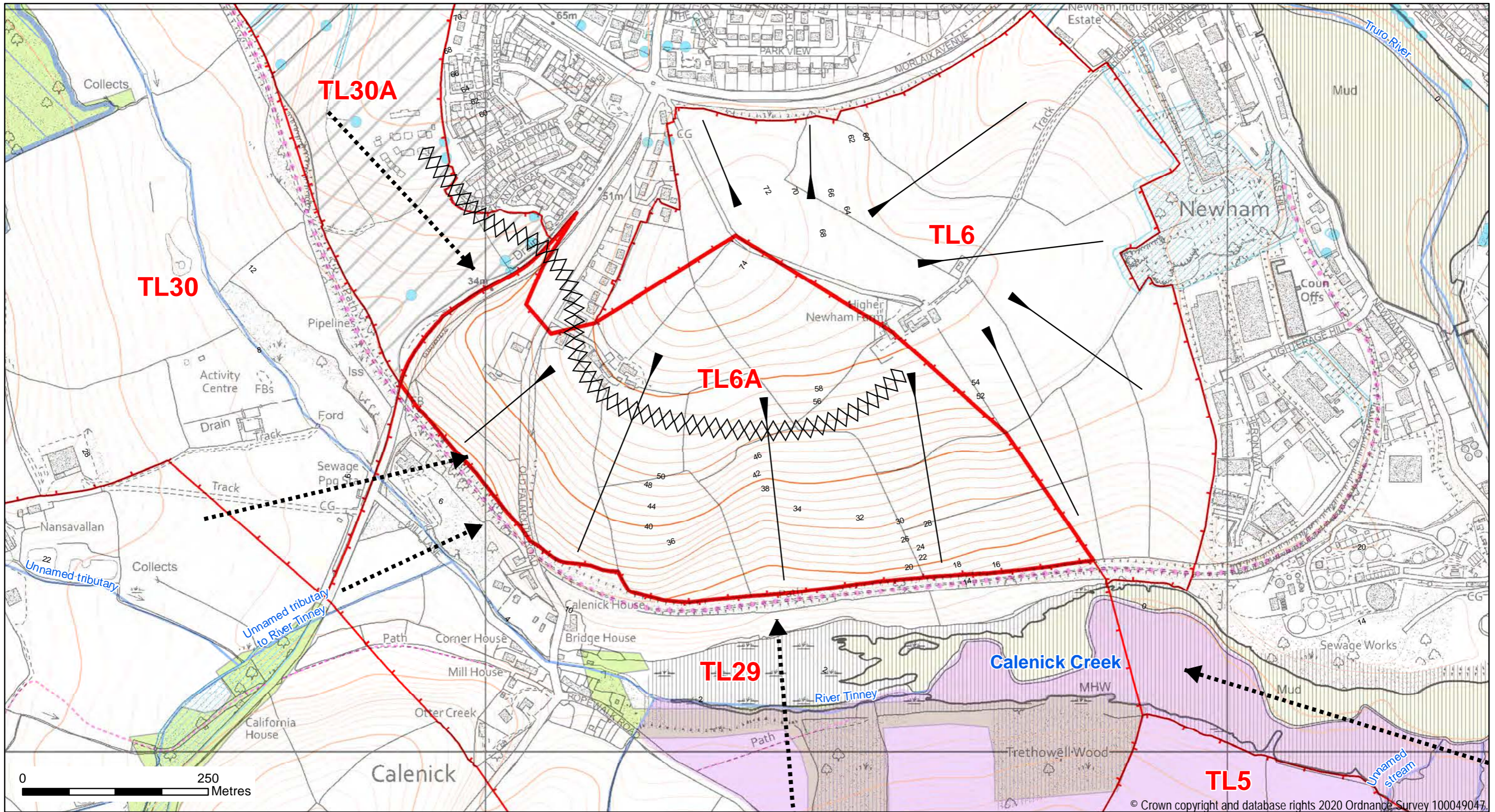
⁷ Landscape Design Associates. *Landscape Strategy for Truro, Falmouth and Penryn* (2000)

- 8.1 This guidance is provided to inform the development of the detailed application for the 155 houses on the northern area of the site. Development is not considered suitable in any form on the lower slopes of this land parcel due to the land's significant visual importance as the rural approach to the historic City.
- 8.2 Following outline planning consent, the detailed design for 155 houses on the ridge should ensure:
- a. the development has a strong character and identity as it is located beyond the natural edge of Truro
 - b. the layout combines open areas of vegetation both within the development and within its outer boundaries to retain the green and treed backdrop to the bowl of Truro when viewed from the north, west and the rural setting to Truro from the south
 - c. large canopy trees are combined into the layout and given sufficient space to thrive to maturity and rise up between and above the roofs of the houses as is characteristic of Truro. Refer to 'Guidance for Trees' in Appendix 4.
 - d. a low density built southern and western edge mitigated by planting at both ground level and at height with trees
 - e. building heights limited to 2 storeys where they lie on or beyond the ridge area to the south.
- 8.3 The western side of the site is within the River Tinney CDA, though many of the drainage challenges are similar to those for TL6. Drainage is generally to the south, where it is likely to collect against the Newham Trail embankment and will need a route through to Calenick Creek. There is a slight valley depression in the central area of the site that could form the spine of any drainage and SuDS systems. As with TL6, a cascading sequence of SuDS would be possible if the steeper slopes are allocated as open space but would require a significant maintenance regime.
- 8.4 Mature trees, woodland and hedges should be retained, particularly on the western slopes forming an important backdrop to soften the impact of the outline development in views from the west and south west.
- 8.5 There is opportunity to encourage the growth of large canopy trees within the intact historic pattern of retained hedge boundaries to increase diversity and structure, and better reflect the rural landscape character of the landscape to the south.
- 8.6 Enhance and diversify the planting along the southern boundary with the Newham Trail
- 8.7 Development and land management must prevent any adverse effects on the Fal and Helford Special Area for Conservation (SAC) and Malpas Estuary Special Site of Scientific Interest (SSSI) and a Biodiversity Action Plan Mudflat habitat to the south.
- 8.8 The land parcels is within the impact zone of the Fal and Helford and Penhale Dunes Special Area of Conservation (SAC) and any development will be subject to an Appropriate Assessment. It is likely that any development will be subject to a recreational impact payment, or may have the potential to have a direct impact on the SAC in which case a more detailed assessment will be required.
- 8.9 Implement measures for pollinators, including encouraging the provision of new wildflower rich grassland to create and enhance the Cornish B-Line⁸,

⁸ B-Lines - Bug Life <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

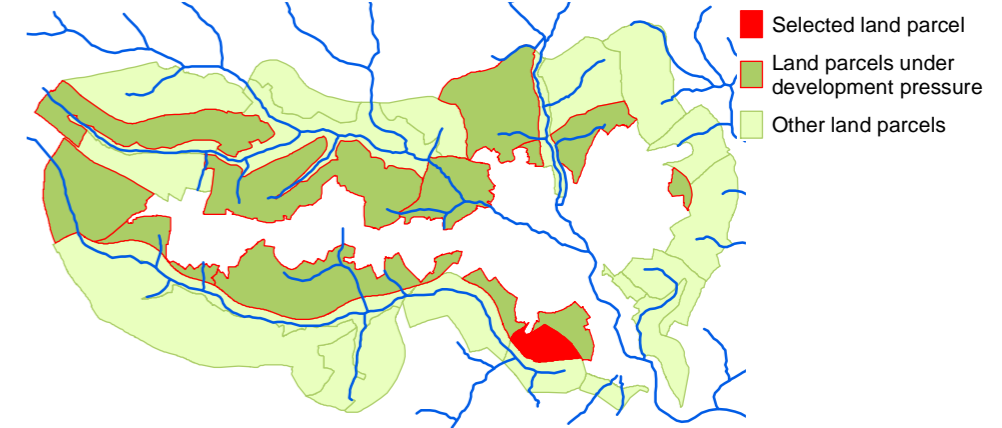
creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁹

⁹ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf



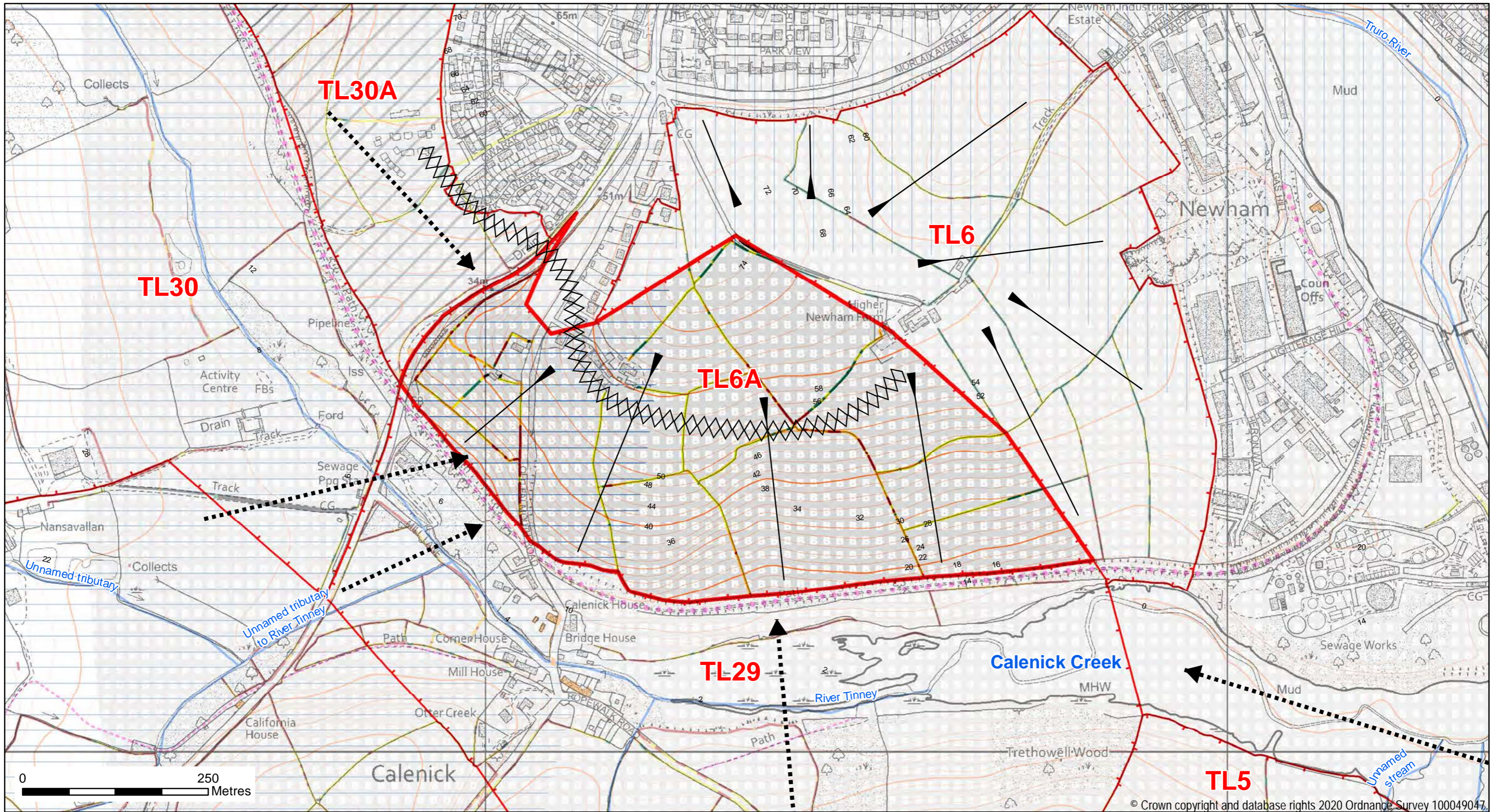
Land Parcel: TL6A - Higher Newham farmland (south west) - Map 1

- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- Area of Outstanding Natural Beauty
- Sites of Special Scientific Interest
- County Wildlife Sites
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Newham Trail



Scale 1:5,000 @A3

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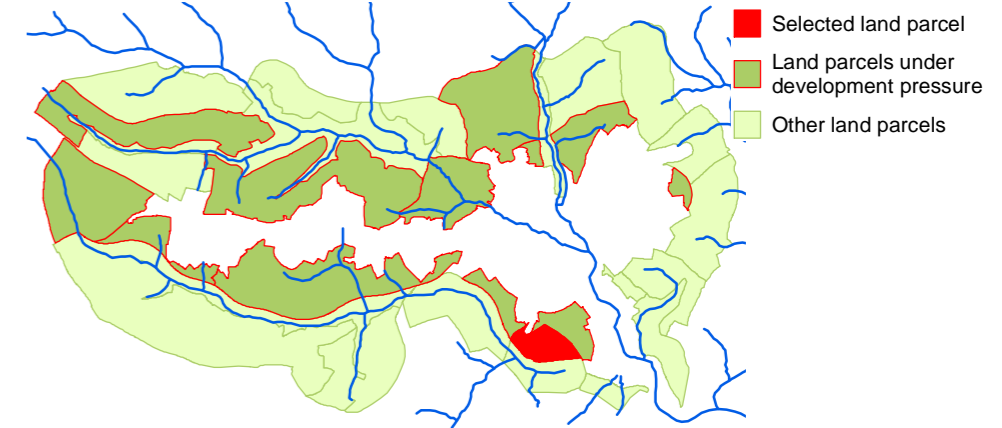


Land Parcel: TL6A - Higher Newham farmland (south west) - Map 2

- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- B-Line Network
- Listed Buildings
- Newham Trail
- Critical Drainage Areas**
- Truro - Kenwyn, Allen, Tregolls Rd
- Truro - River Tinney

- Public Rights of Way**
- Footpath
- Cornish Hedges**
- 0m-1m high hedges
- 1m-2m high hedges
- 2m-3m high hedges
- 3m-6m high hedges
- 6m+ high hedges

- Landscape assessment features**
- ▶ Important Views
- ◀ Distinctive Ridge Line
- ▶ Direction of Slope



Scale 1:5,000 @A3

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