

TL7 Penweathers Vean Hillside



Looking east



Looking south

1. Local Landscape Character

This land parcel lies to the south of the Highertown ridge within two Landscape Character Areas¹. The key characteristics are described as follows:

1.1. CA11 – Redruth, Camborne and Gwennap

- *'Rolling slate and siltstone landscape with small scale inland but more open on the north coast.*
- *Post industrial mining landscape with many visible mining relics, including old engine houses and revegetating spoil heaps with remnant surviving or developing woodland, heath or wetland.*
- *Extensive Lowland Heathland with bracken and scrub along coastal strip*
- *Pastoral landscape of improved and rough grazing with extensive areas of rough land.*
- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*
- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*
- *A well populated landscape containing Cornwall's largest built-up area.*
- *Many built structures giving the landscape a cluttered appearance.'*

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

1.2. 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.*
- *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'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

The land parcel lies on the west facing slopes of a tributary valley of the River Tinney. The eastern and north eastern area rises to the Hugus ridge approx. 100mAOD which also runs along the southern edge of TL8 and TL9.

Refer to Map 5 - Topography – Appendix 1.

This 63 ha site is essentially the eastern half of the Carrine Stream catchment. It is bounded to the north by the River Tinney, upstream of where it becomes main river, by the Carrine Stream, a tributary to the River Tinney to the west and to the east and south by high ground that delineates it from the Kea Stream catchment. Natural drainage is to the west, to the Carrine Stream, and this valley bottom is likely to maintain important wet habitat species

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

This is an important land parcel for flora and fauna. Here habitats are mixed woodland, arable, unimproved and marshy grassland.

The western area of the land parcel contains Carrine Common and Penweathers Site of Special Scientific Interest (SSSI), which is also designated as a Special Area for Conservation (SAC).

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

There are a number of small fields whose boundaries largely remain unchanged since the 1875-1901 Historic Mapping. Trees shown in these boundaries on the Historic map remain today and are of great value to wildlife and landscape character.

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

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

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

1.3.3 Land cover and land use

Arable and pastoral farmland with areas of Dry heath and woodland. Two rural lanes pass through following the routes of historic tracks. Agricultural land classification – classed as grade 3. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.3.4 Field and woodland pattern

An intact pattern of small and some medium scale fields whose boundaries largely remain unchanged since the 1875-1901 Historic Mapping. Trees shown in these boundaries on the Historic map remain today and are of great value to wildlife and landscape character. The trees in the hedges on the sheltered valley side are over 6m in height and reduce to 3m on the more exposed upper slopes to the east. Refer to Map 10 – Cornish Hedges , and Map 11a – 1875-1901 Historic map (west) – Appendix 1.

1.3.5 Settlement and transport

Isolated dwellings site within the small scale field pattern containing mature trees do not detract from the landscape character. A minor rural lane and a number of farm tracks cross the area. There are no other public rights of way.

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:** mostly Post-medieval Enclosed Land with indications of earlier origins to this towards the north, and Medieval Farmland on the lower ground on the north. A belt of the Communications Type bisecting both these Types is the Falmouth branch railway

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

- b. **Sites: Prehistoric-Romano British.** Remains of a barrow mound, roads are probably early routes linking the Bissoe and Newbridge valleys.
- c. **Sites: Medieval.** Part of the medieval settlement of Penwethers, lies in the north edge of the land parcel
- d. **Sites: Post-medieval.** The Post-medieval Enclosed Land smallholdings of small squarish fields with discrete cottage scale farmsteads. The Falmouth branch railway has two bridges in the land parcel.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments and Listed Buildings** - none
- g. **Historic Landscape** The Parcel shows clearly enclosure extending over former downs, containing striking patterns of smallholdings resembling those of mining families. The branch railway is a notable landscape feature, continuing in use.
- h. **Below-ground archaeology.** Medieval Farmland HLC Type has high potential for buried medieval and earlier remains; and there is potential for prehistoric remains elsewhere.

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

1.3.7 Condition

The land parcel has a strong 'semi-natural' rural character, with high scenic quality and sense of place, unspoilt by any obvious detracting influences.

2. Visual context and characteristics

- 2.1. The upper parts are visible from the ridge top settlements to the north, but the area as a whole is not particularly prominent. A strong hedgerow structure generally reduces intervisibility although the upper slopes have a more open character
- 2.2. The land parcel has a strong sense of place and high scenic quality, unspoilt by any obvious detracting influences
- 2.3. The land parcel does not form part of the visual setting of Truro but forms a connective piece of the wider rural landscape that surrounds and is visible from the linear ridge top settlements. It is physically separated from the immediate setting of these settlements by the valley and thus lies beyond their 'natural' limits.

⁴ <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	High presence of landscape features which represent the character of the area. The heathland common is a remnant of a more extensive upland area, with mature trees in Cornish hedge boundaries and woodland in the valley
2	Condition of elements and features	High	Well maintained heathland, Cornish hedges and farmland pasture. Maintained woodland to the north
3	Nature and complexity of landform	Moderate	Simple west facing valley side
4	Scale and pattern of landscape	High	A rich and complex land cover providing multiple and varied habitats with a small and medium scale field pattern
5	Historic features and sense of time depth	High	Distinct smallholding landscape of the mining era can be seen to have enclosed former downs with remains of a Bronze Age barrow, contrasting with altered Medieval Farmland on lower ground. The Falmouth branch railway bisecting all adds to the visible layers of past change
6	Presence of natural elements	High	Significant conservation designations of SAC, SSSI, BAP habitat for Woodland, Lowland meadow, and Fens Carrine Common is a rare survivor in the assessment area of the once-extensive downs around the west of Truro
7	Type of existing development	High	Isolated dwellings which do not detract from the landscape character
8	Relationship to settlement edge	High	The land parcel is completely remote from the settlement edge.
Visual Sensitivity			
1	Visual prominence	Moderate	Upper slopes are prominent in views from the north, this reduces as you move down the slope
2	Openness and intervisibility	Moderate	Intervisibility increases as you move to the higher ground. The mature hedge boundaries on the lower slopes create enclosure and a more intimate landscape character.
3	Views available	High	Varied visibility but open views to the north and north east from the higher ground.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL7	H	M	H

5. Landscape Value

- 5.1 The land parcel feels natural, tranquil and has strong visual unity and high scenic quality.
- 5.2 It contains a scarce remnant of heathland habitat designated as Carrine Common and Penweathers Site of Special Scientific Interest (SSSI) and Carrine Common Special Areas for Conservation (SAC) and is therefore of exceptional nature conservation importance. The land parcel also has a number of Biodiversity Action Plan (BAP) habitats of Woodland, Lowland meadow, and Fens.

Landscape Value			
1	Distinctiveness of character	High	Landscape elements are typical of the character of the area
2	Quality and condition of landscape, elements and features	High	Characteristic features in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	High	Intimate natural, tranquil and has strong visual unity and high scenic quality
4	Presence of cultural, historic or nature conservation associations	High	Significant conservation designations of SAC, SSSI, BAP habitat for woodland, lowland meadow, and fens Carrine Common is a rare survivor in the assessment area of the once-extensive downs around the west of Truro
5	Recreational opportunities	Low	Two rural lanes cross the land parcel, there are no public rights of way
6	Levels of tranquillity	High	Very tranquil, no detracting elements with a sense of intimacy

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL7	H	M	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 in this highly sensitive landscape would be highly detrimental to the intrinsic quality of the area, both in terms of its national importance for nature conservation and in terms of its high scenic value. As a result, it is unsuitable for development.

TL8 Carrine Common



Looking south

1. Local Landscape Character

This land parcel lies to the south of the Highertown ridge within two Landscape Character Areas¹. The key characteristics are described as follows:

1.1. CA11 – Redruth, Camborne and Gwennap

- *'Rolling slate and siltstone landscape with small scale inland but more open on the north coast.*
- *Post industrial mining landscape with many visible mining relics, including old engine houses and revegetating spoil heaps with remnant surviving or developing woodland, heath or wetland.*
- *Extensive Lowland Heathland with bracken and scrub along coastal strip*
- *Pastoral landscape of improved and rough grazing with extensive areas of rough land.*
- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*
- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*
- *A well populated landscape containing Cornwall's largest built-up area.*
- *Many built structures giving the landscape a cluttered appearance.'*

1.2. 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.*

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

- *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.*
- *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'*

1.3. Local Landscape Character description

1.2.1 Topography and drainage

The land parcel lies on the east facing slopes of a tributary valley of the River Tinney. The southern area rises to the Hugus ridge approx. 100m AOD which also runs along the southern edge of TL7 and TL9.

Refer to Map 5 - Topography – Appendix 1.

This 38 ha site is essentially the western half of the Carrine Stream catchment. It is bounded to the north by the River Tinney, upstream of where it becomes main river, by the Carrine Stream, a tributary to the River Tinney to the east and to the east and south by high ground that delineates it from the River Carnon catchment.

Natural drainage is to the east, to the Carrine Stream, and this valley bottom is likely to maintain important wet habitat species

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

1.2.2 Biodiversity

This land parcel is of exceptional nature conservation importance.

The habitats are Dry heathland, arable, woodland, unimproved and marshy grassland, scrub.

Carrine Common represents a scarce remnant of heathland habitat. The land parcel contains Carrine Common and Penweathers Site of Special Scientific Interest (SSSI), and is also designated as a Special Area for Conservation (SAC)

Small fields intact field pattern remaining largely unchanged since the 1875-1901 Historic Mapping. Trees shown in these boundaries on the Historic map remain today and are of great value to wildlife and landscape character.

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

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

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 5

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

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

1.2.3 Land cover and land use

Arable and pastoral fields with areas of ancient heathland and woodland on the eastern and northern boundaries linking to woodland in the wider landscape. A minor highway crosses the land parcel following the route of a historic track shown on the historic mapping.

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

An intact pattern of small scale fields whose boundaries largely remain unchanged since the 1875-1901 Historic Mapping. Where trees shown in these boundaries on the Historic map remain today, they will be of great value to wildlife and landscape character. The mature hedges over 6m in height are concentrated on the valley side and provide important connectivity with the woodland areas and the wider landscape

The larger more open areas are the remnants of a much more extensive area of historic heath common, rather than cultivated fields. Refer to Map 10 – Cornish Hedges, and Map 11a – 1875-1901 Historic map (west) – Appendix 1.

1.2.5 Settlement and transport

Only one isolated farm is found in the land parcel, with a rural lane crossing the centre following the route of a historic track shown on the historic mapping, and a byway crosses the Common.

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:** essentially differs on either side within this Parcel TL8, with the Upland Rough Ground Type on the higher west ground, and mostly Post-medieval Enclosed Land beyond with some Medieval Farmland on the south.
- b. **Sites: Prehistoric-Romano British.** One of the early routes linking the Bissoe and Newbridge valleys and intervening ridges runs through the Parcel, and remains partly an open, hedgeless

way over surviving parts of the downs at Carrine Common. The Parcel contains two Bronze Age barrows and remains of third.

- c. **Sites: Medieval.** many cropmarks and low earthworks marking past activity on the common, likely to include temporary medieval 'outfield' cultivation
- d. **Sites: Post-medieval.** A boundstone bearing the letter R attributed to mineral bounds of the early 19th century stands on Carrine Common, and an unusual group of low mounds on the west side of Carrine Common.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings – SM**
Sanctuary Barrow; **LB** Boundary Stone Grade II
- g. **Historic Landscape.** The surviving downs, with remains at and beneath the surface of past use of varying kinds and periods, and strong field patterns of smallholdings below, together with linking routes, form a clearly legible marginal landscape of the mining era featuring two Bronze Age barrows which that landscape inherited – the historic name of one, Sanctuary Barrow, evoking local traditions
- h. **Below-ground archaeology.** As in TL7, the land of Medieval Farmland HLC Type has high potential for buried medieval and earlier remains; and there is potential for prehistoric remains elsewhere

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork³.

1.2.7 Condition

The land parcel has a strong 'semi-natural' rural character, with high scenic quality and sense of place, unspoilt by any obvious detracting influences.

2. Visual context and characteristics

- 2.1. The upper parts are visible from the ridge top settlements to the north, having an open, elevated character with a sense of remoteness. This predominantly open character results in high intervisibility across much of the common.
- 2.2. The land parcel has a strong sense of place and high scenic quality, unspoilt by any obvious detracting influences
- 2.3. The land parcel does not form part of the visual setting of Truro but forms a connective piece of the wider rural landscape that surrounds and is visible from the linear ridge top settlements. It is physically separated from the immediate setting of these settlements by the valley and thus lies beyond their 'natural' limits.

³ <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	High presence of landscape features which represent the character of the area. The heathland common is a remnant of a more extensive upland area, with mature trees in Cornish hedge boundaries and woodland in the valley
2	Condition of elements and features	High	Well maintained heathland, Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	Simple east facing valley side
4	Scale and pattern of landscape	High	A rich and complex land cover providing multiple and varied habitats with a small scale field pattern
5	Historic features and sense of time depth	High	Carrine Common is a rare survivor in the study area of the once-extensive downs around the west of Truro, with various earthworks and a Listed boundstone reflecting its past use. Beside it is a smallholding landscape of the mining era clearly taken in from downs, with two Scheduled Bronze Age barrows and remains of a third barrow. One of the early routes linking the Bissoe and Tinney valleys here remains partly open to the common.
6	Presence of natural elements	High	Significant conservation designations of SAC, SSSI, BAP habitat for Woodland, Lowland meadow, and Fens Carrine Common is a rare survivor in the assessment area of the once-extensive downs around the west of Truro
7	Type of existing development	High	Single isolated farm
8	Relationship to settlement edge	High	The land parcel is completely remote from the settlement edge.
Visual Sensitivity			
1	Visual prominence	Moderate	Upper slopes are prominent in views from the north, this reduces as you move down the slope
2	Openness and intervisibility	High	Higher parts of land parcel are prominent in views from the north,
3	Views available	High	Varied visibility but open views to the north and north east.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL8	H	H	H

5. Landscape Value

- 5.1 The land parcel feels remote natural, tranquil and has strong visual unity and high scenic quality.
- 5.2 It contains a scarce remnant of heathland habitat designated as Carrine Common and Penweathers Site of Special Scientific Interest (SSSI) and Carrine Common Special Areas for Conservation (SAC) and is therefore of exceptional nature conservation importance. The land parcel also has a number of Biodiversity Action Plan (BAP) habitats of Woodland, Lowland meadow, and Fens.

Landscape Value			
1	Distinctiveness of character	High	Landscape elements are typical of the character of the area and also relevant to the description for CA11 - Redruth, Camborne and Gwennap ⁴
2	Quality and condition of landscape, elements and features	High	Characteristic features in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	High	Remote natural, tranquil and has strong visual unity and high scenic quality
4	Presence of cultural, historic or nature conservation associations	High	Significant conservation designations of SAC, SSSI, BAP habitat for Woodland, Lowland meadow, and Fens Carrine Common is a rare survivor in the assessment area of the once-extensive downs around the west of Truro
5	Recreational opportunities	High	Tracks and a byway cross the land parcel
6	Levels of tranquillity	High	Very tranquil, no detracting elements with a sense of remoteness

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL8	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

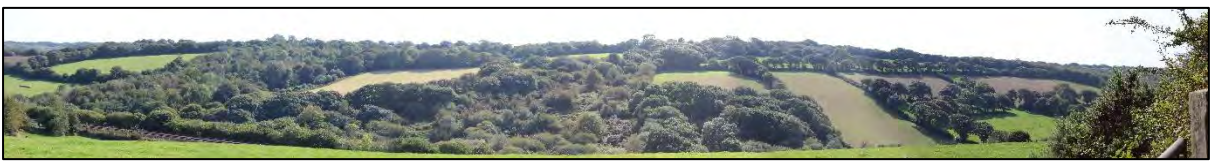
7.1 **Unsuitable for development** – New housing in this highly sensitive landscape would be highly detrimental to the intrinsic quality of the area, both in terms of its national importance for nature conservation and in terms of its high scenic value. As a result, it is unsuitable for development.

⁴ Cornwall Council. Cornwall and Isles of Scilly Landscape Character Assessment (2007)

TL9 Hugus Ridge and Valley Side Farmland



Looking south west



Looking south

1. Local Landscape Character

This land parcel lies to the south of the Highertown ridge within two Landscape Character Areas¹. The key characteristics are described as follows:

1.1. CA11 – Redruth, Camborne and Gwennap

- *'Rolling slate and siltstone landscape with small scale inland but more open on the north coast.*
- *Post industrial mining landscape with many visible mining relics, including old engine houses and revegetating spoil heaps with remnant surviving or developing woodland, heath or wetland.*
- *Extensive Lowland Heathland with bracken and scrub along coastal strip*
- *Pastoral landscape of improved and rough grazing with extensive areas of rough land.*
- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*
- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*
- *A well populated landscape containing Cornwall's largest built-up area.*
- *Many built structures giving the landscape a cluttered appearance.'*

1.2. 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*

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

- *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'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

An extensive tract of landscape forming the north-facing slopes of an east-west ridge of higher ground rising to 108mAOD, overlooking the linear settlements of Threemilestone, Highertown and the valley below Refer to Map 5 - Topography – Appendix 1.

This 285 ha site encompasses the southern catchment area of an approximately 4 km reach of the River Tinney. The southern boundary is the catchment edge with the Carnon River catchment. The area includes around six smaller incised valleys that drain water northwards to the River Tinney.

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

1.3.2 Biodiversity

This is a large land parcel with habitats consisting predominantly of grassland and arable land. Areas of Dry heath, bracken, woodland and hedgerows are also present. The most diverse range of habitats are found in the eastern half of the parcel. Refer to Map 6 – Constraints 1 - Environmental - Appendix 1

On the eastern edge this land parcel extends into the Carrine Common and Penwethers Site of Special Scientific Interest (SSSI) also designated as a Special Area for Conservation (SAC).

The Cornish hedges form important links between the areas of woodland and so are important in providing connectivity.

There are some small fields in the south whose boundaries largely remain unchanged since the 1875-1901 Historic Mapping. Trees shown in these boundaries on the Historic map remain today and are of great value to wildlife and landscape character.

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 5

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

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

1.3.3 Land cover and land use

Small and medium scale pasture interspersed by pockets of unenclosed areas of rough grassland scrub, heathy vegetation and some blocks of woodland mainly on lower slopes. A dispersed pattern of farms with frequent pits and other evidence of former mining activity including derelict buildings and structures.

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

1.3.4 Field and woodland pattern

A small and medium scale pasture interspersed by pockets of unenclosed areas of rough grassland, scrub, heathy vegetation and some blocks of woodland, mainly on the lower slopes. Cornish hedge boundaries to the fields decrease in height as the gradient increases to the south and the land meets the open ridge. The upper slopes have an exposed, elevated and open character with sparse tree cover.

The field pattern from the 1875-1901 Historic map remains largely intact with only limited numbers of original hedges removed. Trees shown in these boundaries on the Historic map which remain today are of great value to wildlife and landscape character. Refer to Map 10 – Cornish Hedges and Map 11a – 1875-1901 Historic map (west) – Appendix 1.

1.3.5 Settlement and transport

There is a dispersed pattern of farms and rural lanes, with a number of public rights of way which link with the rural highway network extending the recreational routes across the area. Frequent pits and other evidence of former mining activity, including derelict buildings and structures.

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:** mostly Post-medieval Enclosed Land; with areas of the Upland Rough Ground, and of the Medieval Farmland below that, from which the Post-medieval Enclosed Land developed.
- b. **Sites: Prehistoric-Romano British.** Bronze Age barrows at Gooderne and part of another at Baldhu on the ridge on the south which has other barrows outside the study area; several 'rounds' or

enclosed Iron Age or Roman period settlements. It also contains a suggested later prehistoric fogou near Ventongoose and Roman villa site near Hugus.

- c. **Sites: Medieval.** Farming hamlets with their Cornish names, Gooderne, Hugus, Saveock, Carrine and Ventongoose are recorded in the Norman or later medieval periods. Gooderne has remains of a 16th century mansion. Many routeways are medieval in origin, linking these hamlets, and providing through-routes such as one crossing the Parcel roughly north-south near the centre.
- d. **Sites: Post-medieval.** Farmhouses, barns and cottages of the 18th and 19th centuries stand both at the medieval hamlets (Saveock Manor) and in new holdings of that time such as at Kilters, and Albany Farm. The OS map of c1880 shows several further post-medieval farmsteads, no longer inhabited. A Methodist chapel stands at Hugus. The route network expanded in places to serve the intensified settlement of the area and there are associated small river crossings on the north. There are remains of mines, abandoned much earlier and range from an engine house to openworks and shafts. The AIM plot records the site of a cluster of alignments of bell tents arranged around the edges of roadside fields dating from the Second World War.
- e. **World Heritage Site (WHS)** WHS Area A6i The Gwennap Mining District, apart from its eastern end
- f. **Scheduled Monuments (SMs) and Listed Buildings – SM**
Gooderne Barrow; Round and barrow at Gooderne. **LB** Saveock Manor farmhouse, Grade II*, and barn, Grade II. Post Office Farmhouse, Grade II. Hugus, house, Grade II. Kilters, cottages, Grade II. Albany Farmhouse, Grade II. Hugus Methodist Church, Grade II. Kilters, farmhouse, Grade II
- g. **Historic Landscape.** Most of the Parcel is in the WHS and is a coherent landscape on the edge of a mining district with dispersed sites of mines on varying scales, and associated settlement foci, linked by many routes, together reflecting the busy activity of the industrial era. The distribution of rounds is notable – particularly in the central and south parts of the Parcel where field patterns indicate derivation from ancient farmland – being comparable in density to that of medieval farming settlements. The Parcel includes places rich in landscape evidence of time depth and historic adaptation, variously reaching back to prehistory, and showing a high level of change through the 19th century with relatively recent abandonment of several settlements.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval and earlier remains. This potential extends also to parts of the areas where Post-medieval Enclosed Land character now prevails.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork².

² <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

1.3.7 Condition

The farmland is moderately attractive and generally unspoilt but has some detracting influences, such as electricity pylons and overhead wires, and parts have a somewhat scruffy, unmanaged appearance.

2. Visual context and characteristics

- 2.1. There are extensive views across the higher parts of the ridge from the ridge-top settlements opposite, although the lower slopes are less prominent. In general, the area has an open character, although a stronger structure of trees and hedgerows on the lower slopes reduces the extent of views within the area.
- 2.2. This land parcel does not form part of the visual setting of Truro but comprises a connective piece of the wider rural landscape that surrounds and is visible from the linear ridge top settlements. It is physically separated from the immediate setting of these settlements lying beyond their 'natural' limits, being physically separated from their immediate setting by the Tomperrow-Penweathers Valley, and is part of the wider rural hinterland.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	landscape elements are typical of the historically settled and mined landscape with hedges on the lower slopes containing mature trees
2	Condition of elements and features	Moderate	The farmland generally unspoilt but has some detracting influences, such as electricity pylons and overhead wires
3	Nature and complexity of landform	Moderate	simple undulating south facing open valley side
4	Scale and pattern of landscape	High	A largely a medium scale landscape with areas of small scale fields part of the intact historic field pattern, hedge boundaries, woodlands and areas of past mining give a varied range of habitats
5	Historic features and sense of time depth	High	Most of the Parcel is in the WHS, and is a coherent landscape reflecting the busy activity of the industrial age within an inherited farmed landscape on the edge of a mining district. It has some sites of mines on varying scales, medieval hamlets and later holdings featuring Listed Buildings, time-deep field patterns, and many linking routes. Some post-mining shrinkage of settlement is indicated. Time depth reaches back to prehistory, with earthworks of Scheduled and other barrows and a Scheduled round, and evidence of buried rounds as dense in places as medieval hamlets. Gooderne has ancient cultural importance, featuring in Norman period re-tellings of earlier Cornish legends of the story of Iseult.
6	Presence of natural elements	High	Well established Cornish hedges, Biodiversity Action Plan woodland habitat section of the Carrine Common and Penweathers SSSI and SAC
7	Type of existing development	Moderate	Dispersed farms which are typical of and largely do not detract from the rural landscape character
8	Relationship to settlement edge	High	The land parcel is completely remote from the settlement edge
Visual Sensitivity			
1	Visual prominence	High	Extensive views across the higher parts of the ridge from the ridge-top settlements opposite
2	Openness and intervisibility	Moderate	In general, the area has an open character, although a stronger structure of trees and hedgerows on the lower slopes reduces the extent of views within the area
3	Views available	High	Extensive views from the north and north east of the upper slope

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL9	H	H	H

5. Landscape Value

- 5.1 Carrick Heaths Site of Special Scientific Interest (SSSI) is contained in this area. The Carrick Heaths comprise of ten sites, all situated within a 12 km radius of Truro. Other smaller areas of lowland heath can be found linking to the River Tinney and Biodiversity Action Plan woodland habitat. This BAP woodland plays an important role in connecting the River Tinney with the wider rural landscape to the south and west.
- 5.2 On the eastern edge this land parcel extends into the Carrine Common and Penwethers Site of Special Scientific Interest (SSSI) also designated as a Special Area for Conservation (SAC).
- 5.3 The majority of the land parcel lies within the Gwennap Mining District of the Cornish Mining World Heritage Site, a coherent landscape who's time depth reaches back to prehistory, and reflects the busy activity of the industrial age within an inherited farmed landscape on the edge of a mining district.

	Landscape Value		
1	Distinctiveness of character	High	The remaining small scale field pattern is a distinctive attribute of the World Heritage Site designation. The larger mature trees are also found in these Cornish hedge boundaries
2	Quality and condition of landscape, elements and features	Moderate	Elements in generally condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Landscape reflecting the character of the rural landscape to the west rather than the urban edge to the east.
4	Presence of cultural, historic or nature conservation associations	High	Gwennap Mining District within the Cornish Mining World Heritage Site
5	Recreational opportunities	Moderate	Some public rights of way connecting with rural lanes
6	Levels of tranquillity	Moderate	Reasonably tranquil, but intrusions from the development on the other side of the valley and the highways on the southern boundary and connecting through from Highertown and Threemilestone

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL9	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 area would intrude on the wider rural hinterland of the ridge-top settlements that adjoin the city, the higher slopes of the ridge being particularly visible from Threemilestone and Highertown. By taking development beyond the natural limits of these settlements, it would also result in the intrusion of development into open countryside. Consequently, the area as a whole is considered to be unsuitable for development.

TL10 & TL10A Tomperrow to Penweathers Valley Bottom



Looking north



Looking east

This valley land parcel has been extended and now includes TL10 from the 2000 Strategy¹ and an additional section of the Tinney River valley to the west referred to as TL10A. The following description combines details of the character and landscape capacity for both TL10 and TL10A.

1. Local Landscape Character

This land parcel lies to the south of the Highertown ridge within two Landscape Character Areas². The key characteristics are described as follows:

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

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

1.1. CA11 – Redruth, Camborne and Gwennap

- *'Rolling slate and siltstone landscape with small scale inland but more open on the north coast.*
- *Post industrial mining landscape with many visible mining relics, including old engine houses and revegetating spoil heaps with remnant surviving or developing woodland, heath or wetland.*
- *Extensive Lowland Heathland with bracken and scrub along coastal strip*
- *Pastoral landscape of improved and rough grazing with extensive areas of rough land.*
- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*
- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*
- *A well populated landscape containing Cornwall's largest built-up area.*
- *Many built structures giving the landscape a cluttered appearance.'*

1.2. 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.*
- *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'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

The narrow valley floor of the River Tinney, an incised tributary valley of the Truro River extending west from Calenick Creek, where the incised valley form widens and slackens as you move west. Refer to Map 5 - Topography – Appendix 1.

This 91 ha site is a long strip that makes up the northern boundary of Land Parcel TL9 and is essentially the River Tinney corridor and the area around the left bank to the mainline railway embankment. It also includes part of the river corridor for the Carrine Stream between Land Parcels TL7 and TL8.

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 site³.

1.3.2 Biodiversity

This long linear land parcel overlays the lower lying land of the River Tinney valley. There are a diverse range of habitats including Biodiversity Action Plan Woodland, Lowland meadows, Fens habitats and improved grassland, Cornish hedges, and scrub. The Carrine Common and Penweathers Site of Special Scientific Interest (SSSI), and Carrine Common Special Area for Conservation (SAC) also extend from the upper valley sides of the tributary stream down into this land parcel.

The woodland and Cornish hedges form important connectivity between the watercourse and the surrounding rural farmland.

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 5

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

The River Tinney corridor is part of a wider natural network around the City and is one of the most important areas in terms of biodiversity and the provision of key ecosystems. Further detail can be found on the Lagas Natural Capital Information web site⁴

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

1.3.3 Land cover and land use

This a largely undeveloped land parcel of arable and pastoral farmland, woodland, the River Tinney, isolated farms and small groups of and dwellings at Tomperrow and Penweathers, the river is crossed by forded narrow rural lanes.

The whole area has an intimate and remote character with natural qualities, and a feeling of enclosure provided by the vegetation cover and valley sides.

Agricultural land classification – classed as grade 3. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

³ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

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

1.3.4 Field and woodland pattern

The nature of the landform has created shelter where trees in hedge boundaries and woodland have thrived and now provide good strong canopy cover along much of the length of the stream corridor. Areas of Biodiversity Action Plan Woodland habitat line the river creating excellent connectivity out to other areas of woodland and established mature Cornish hedges on the wider valley sides.

The intact structure of trees and hedges contributes to the strong sense of place and high scenic quality.

There is opportunity to gap up and thicken tree belt adjacent to railway line to the north of the land parcel.

Refer to Map 10 – Cornish Hedges and also Map 11a – 1875-1901 Historic map (west) – Appendix 1.

1.3.5 Settlement and transport

This a largely undeveloped land parcel of arable and pastoral farmland, woodland, the River Tinney crossed by forded narrow rural lanes, isolated farms and small groups of dwellings at Tomperrow and Penweathers. It does not have a connection to the present settlement edge.

Two bridleways connect to the rural highway network to provide good access to the wider rural landscape from the present settlement edge to the north of the railway line in TL13.

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:** mostly of Post-medieval Enclosed Land HLC Type, with some remaining Upland Rough Ground (or Plantations and Scrub, here probably largely self-sown trees, on former parts of that). Though termed 'upland' for characterisation purposes, the latter Type includes valley moor or *hal* in Cornish, often as here largely unimproved in medieval times because of damp ground
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** The medieval settlement of Penweathers with its corn mill site lies in the edge of the Parcel on the east and there are several medieval routes
- d. **Sites: Post-medieval.** quite frequent routes and cottage scale dwellings, sites of numerous industrial features lie in the valley between Hugus and Newbridge. Records of limited buried remains of shafts and spoil sites, outlying components of the Gwennap mining district. The former West Cornwall Railway and later Great Western Railway line runs along the northern boundary, and features a viaduct and other bridges.

- e. **World Heritage Site (WHS)** Gwennap Mining District takes in the west half of the Parcel – both are bounded by the railway on the north.
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – LB** Penwethers Farmhouse, Grade II
- g. **Historic Landscape.** The field, settlement and communications pattern here is very busy for a relatively narrow strip of land in an agriculturally marginal situation. This may reflect wider pressure to provide cottage scale holdings in the mining era, as well as mining-related, water-powered industry. Impacts of the railway, a major feature affecting road communications and river crossings and probably drainage in the valley, can also be seen.
- h. **Below-ground archaeology.** Any wet ground in the valley floor here may retain buried deposits with potential for palaeoenvironmental sampling or organic artefacts or ecofacts preserved by waterlogging.

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

1.3.7 Condition

Well managed pasture with intact hedges and woodland structure

2. Visual context and characteristics

- 2.1. The land parcel has low visual prominence because of its low-lying incised valley form and wooded character with views into valley restricted to immediately adjacent land and occasional road crossings. Landform and vegetation also result in low intervisibility.
- 2.2. This area does not form part of the visual setting of Truro but forms part of the foreground in views from the south towards the linear ridge top settlements of Threemilestone Gloweth and Highertown. However, its low-lying incised character reduces its visual prominence and its role in the setting of these settlements.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Attractive valley landscape with an unspoilt character a scene of tranquillity and no detracting features
2	Condition of elements and features	High	Well maintained landscape features Cornish hedges and farmland pasture
3	Nature and complexity of landform	High	Complex valley landform
4	Scale and pattern of landscape	High	A rich complex pattern of small scale fields mature trees in hedges, riparian woodland, range of habitats, varied land use
5	Historic features and sense of time depth	Moderate	Part of the Parcel is in the WHS. A busy pattern of roads and river crossings, cottage scale holdings and sites of water-powered industry reflects development of the mining era, in and around meadows of earlier origin and some Medieval Farmland at Penwethers where there is a later Listed farmhouse. The main line railway forms another historic layer of change in the landscape.

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	High	Good connectivity between the stream and areas of woodland, and well-established Cornish hedges. A strong presence of natural elements that make a positive contribution to character. Conservation designations of SAC, SSSI, BAP habitat for Woodland, Lowland meadow, and Fens
7	Type of existing development	High	Isolated farms and dwellings with a group of houses at Tomperrow and Penweathers
8	Relationship to settlement edge	High	The land parcel is completely remote from the settlement edge.
Visual Sensitivity			
1	Visual prominence	Low	Low lying incised valley form
2	Openness and intervisibility	Low	Landform and vegetation also result in low intervisibility
3	Views available	Low	Views into valley restricted to immediately adjacent land and minor roads

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL10&10A	H	L	H

5. Landscape Value

- 5.1 The undeveloped natural character of this land parcel is key to the local hydrology, biodiversity and green infrastructure connectivity as well as to the landscape character
- 5.2 It contains heathland habitat in the Carrine Common and Penweathers Site of Special Scientific Interest (SSSI) and Carrine Common Special Areas for Conservation (SAC) and is therefore of exceptional nature conservation importance. The land parcel also has a number of Biodiversity Action Plan (BAP) habitats of Woodland, Lowland meadow, and Fens
- 5.3 Lagas⁶ mapping⁷ has identified strategic habitat creation/restoration opportunities for woodland, in this land parcel which will help plan strategic activity to restore, buffer and link sites that are important for nature to create resilient and functional networks.
- 5.4 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 site⁸

⁶ Lagas Nature Recovery Network - Provides a draft nature recovery network map for Cornwall that reflects the stated goals and ambition of the nature recovery network as outlined in HM Government 25 Year Environment Plan. The map brings together mapping of existing nature networks, connecting corridors and habitat opportunities to identify those areas of mainland Cornwall that are envisaged as part of a nature recovery network. Lagas supports the Environmental Growth Strategy published by Cornwall Council. This strategy aims to deliver a healthy, growing natural environment alongside a vibrant economy in Cornwall.

⁷ <https://lagas.co.uk/app/product/nature-recovery-network>

⁸ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

Landscape Value			
1	Distinctiveness of character	High	The whole area has a distinctive intimate and remote character with natural qualities, and a feeling of enclosure provided by the valley sides
2	Quality and condition of landscape, elements and features	High	Elements in good condition with a mature strong distinctive character
3	Scenic value and aesthetic appeal	High	High scenic quality of unspoilt rural character
4	Presence of cultural, historic or nature conservation associations	High	Rich diverse natural elements, significant conservation designations of SAC, SSSI, BAP habitat for Woodland, Lowland meadow, and Fens
5	Recreational opportunities	High	Two bridleways provide good access to the wider rural landscape from the present settlement edge to the north of the railway line
6	Levels of tranquillity	High	Very tranquil, no detracting elements with a sense of remoteness

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL10&10A	H	L	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** – New housing within this sensitive landscape would damage its high intrinsic quality and unspoilt, rural character both in terms of its national importance for nature conservation and in terms of its high scenic value.

TL11 Tomperrow Valley Side Farmland



Looking south

This land parcel has reduced in scale since the 2000 Strategy¹ due to an extension of the Threemilestone Industrial Estate and an amended southern boundary which now stops at the railway line. The land to the south of the railway line is now included within TL10A.

1. Local Landscape Character

This land parcel lies to the south of the Highertown ridge within two Landscape Character Areas². The key characteristics are described as follows:

1.1. CA11 – Redruth, Camborne and Gwennap

- *'Rolling slate and siltstone landscape with small scale inland but more open on the north coast.*
- *Post industrial mining landscape with many visible mining relics, including old engine houses and revegetating spoil heaps with remnant surviving or developing woodland, heath or wetland.*
- *Pastoral landscape of improved and rough grazing with extensive areas of rough land.*
- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*
- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*
- *A well populated landscape containing Cornwall's largest built-up area.*
- *Many built structures giving the landscape a cluttered appearance.'*

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

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

1.2. 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.*
- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

An area of generally south-facing valley side sloping below the settlement of Threemilestone.

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 assessment³. Refer to Map 4 – Landscape Character Areas – Appendix 1

This 37 ha site to the west and south sides of Threemilestone sits within the River Tinney catchment. The site is essentially in two parts with the western side separated, by Threemilestone, from the southern side. Both parts of the site are bounded to the south by the mainline railway. The western portion contains a watercourse that flows southwards through the site to the River Tinney. This stream drains the Threemilestone Industrial Estate in addition to the potential development area. The southern section of the land parcel is bisected by a watercourse that flows southwards to the River Tinney and drains the urban area of Threemilestone to the north and Hugus road, as well as the potential development area.

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

1.3.2 Biodiversity

The land parcel borders the urban development of Threemilestone and contains a habitat mix of grassland/arable land with established Cornish hedges.

Land Parcel also lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC.

³ Cornwall Council *Cornwall Landscape Character Assessment 2007*

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

1.3.3 Land cover and land use

Arable and pastoral farmland with dispersed isolated farms. Communal allotments towards the northern boundary.

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

It has a small to medium-scale pattern of fields, mainly under pasture, with an intact strong hedge tree structure that provide enclosure.

The well treed railway line provides a strong edge to the land parcel and excellent east to west connectivity, however the site is somewhat isolated due to boundaries with industrial estate to the east, railway line to the south, and A390 to the north.

The agricultural nature of the land and sparse residential development are typified by significant large trees on hedges and extensive garden trees amongst historic dwellings to west of Threemilestone industrial estate.

Tree Preservation Orders can be found covering the interior and external boundary of the industrial estate (C1/CK830) and around the boundary of the business centre on the northern boundary C1/CK321. There has been loss of hedges and trees covered by Tree Preservation Orders to ongoing development within industrial estate with poor mitigation, low provision of replacement trees and insufficient buffering zones.

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

Refer to Map 10 – Cornish Hedges and also Map 11a – 1875-1901 Historic map (west) – Appendix 1.

1.3.5 Settlement and transport

There is a dispersed pattern of individual dwellings, farms and rural roads.

Stark appearance and hard edge to the existing dense built up areas To the southern surrounding area the built form has a much looser structure

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:** This land forms part of the moderately sloping south facing side of the river valley around Saveock, west of Threemilestone. HLC is mostly Post-medieval Enclosed land, with some Medieval Farmland on the east, and the Communications Type belt of the main line railway bisecting the Parcel.
- b. **Sites: Prehistoric-Romano British.** None indicated.
- c. **Sites: Medieval.** An abandoned settlement west of Tomperrow, near the centre of the Parcel, may have post-medieval or earlier origins (MCO 34959). Saveock Mill on the east may also have early origins, as Saveock was recorded in the 13th century (MCO 29060).
- d. **Sites: Post-medieval.** Bridges are recorded along the line of the railway which continues in use (MCOs 55411–55414).
- e. **World Heritage Site (WHS)** WHS Area A6i The Gwennap Mining District takes in the south and west parts of the parcel, forming most of its assessed extent.
- f. **Historic Landscape.** The Post-medieval Enclosed Land shows much past change, including both intake of downs, and alteration of pre-existing field, road and settlement patterns, related to mining as well as to the impact of the railway.
- g. **Below-ground archaeology.** The Medieval Farmland has high potential for buried medieval or earlier archaeology.
- h. **Settings of designated assets:** The farmstead of the mining era at Lower Carniggey Farm, within the Parcel but outside the WHS extent here, may be significant in terms of the setting of the WHS. Sensitivity: Moderate or High.

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

1.3.7 Condition

Whilst the land is not seriously degraded, the neglected management of some of the farmland gives the land an unkempt, 'urban fringe' character, which is reinforced by the influence of adjacent urban development

2. Visual context and characteristics

- 2.1 The valley side farmland forms part of the foreground in views from a sparsely populated landscape with limited public access to the south and south west. Intervisibility is limited by both topography and vegetation with a strong structure of Cornish hedges and small-scale field pattern.
- 2.2 This land parcel now forms the foreground in views from the south and south west towards the ridge top settlement of Threemilestone. It forms a connective piece of landscape surrounding the settlement but is heavily influenced by the prominence of built development and is no longer critical to the character and quality of Threemilestone's setting.

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

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	landscape elements are typical of the local landscape, being clipped Cornish hedges with some larger trees
2	Condition of elements and features	Moderate	Some neglect of farmland
3	Nature and complexity of landform	Low	Relatively flat simple landform
4	Scale and pattern of landscape	Moderate	Small to medium scale landscape with some complex patterns including some small scale fields, mature trees in hedges
5	Historic features and sense of time depth	Moderate	Part of the Parcel is in the WHS. The predominantly post-medieval type fields show much past change, including both intake of downs, and alteration of pre-existing field, road and settlement patterns, related to mining as well as to the impact of the railway. The c1880 mapping records hedgerow trees in places, and aerial photos indicate some of these survive. Air photos also shows some trees on patches of former rough ground, remnants of extensive downs.
6	Presence of natural elements	Moderate	Some well established Cornish hedges with mature trees associated with older buildings
7	Type of existing development	Low	Development is present and has a detractive influence on character
8	Relationship to settlement edge	Low	Separated by an inconsistent and unclear settlement boundary
Visual Sensitivity			
1	Visual prominence	Moderate	visible from a limited number of viewpoints on the ridge to the south
2	Openness and intervisibility	Low	The strong structure of Cornish hedges and small-scale field pattern intervisibility is reduced.
3	Views available	Low	Views are contained by the landform and strong vegetation structure in the Cornish hedges.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL11	M	M	M

5. Landscape Value

5.1 The western area of the land parcel lies within the The Gwennap Mining District (Area A6i) part of the Cornish Mining World Heritage Site.

Landscape Value			
1	Distinctiveness of character	Moderate	Cornish hedge boundaries and mature trees are valued and reflect the character of the local landscape,
2	Quality and condition of landscape, elements and features	Moderate	Overall in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Low	An unkempt, 'urban fringe' character, which is reinforced by the influence of adjacent urban development
4	Presence of cultural, historic or nature conservation associations	Moderate	Part of the land parcel between the A39 and the railway line lies on the eastern boundary of the Gwennap Mining District of the Cornish Mining World Heritage Site.

			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 are no public rights of way in this land parcel.
6	Levels of tranquillity	Low	Influence of the A390 and railway line detract from level of tranquillity

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL11	M	M	M	M	Medium

- 6.1 **Medium** – There will be an extensive negative change in landscape character and visual amenity, with possible potential for mitigation measures to be embedded in the design of the development

7. Development Potential

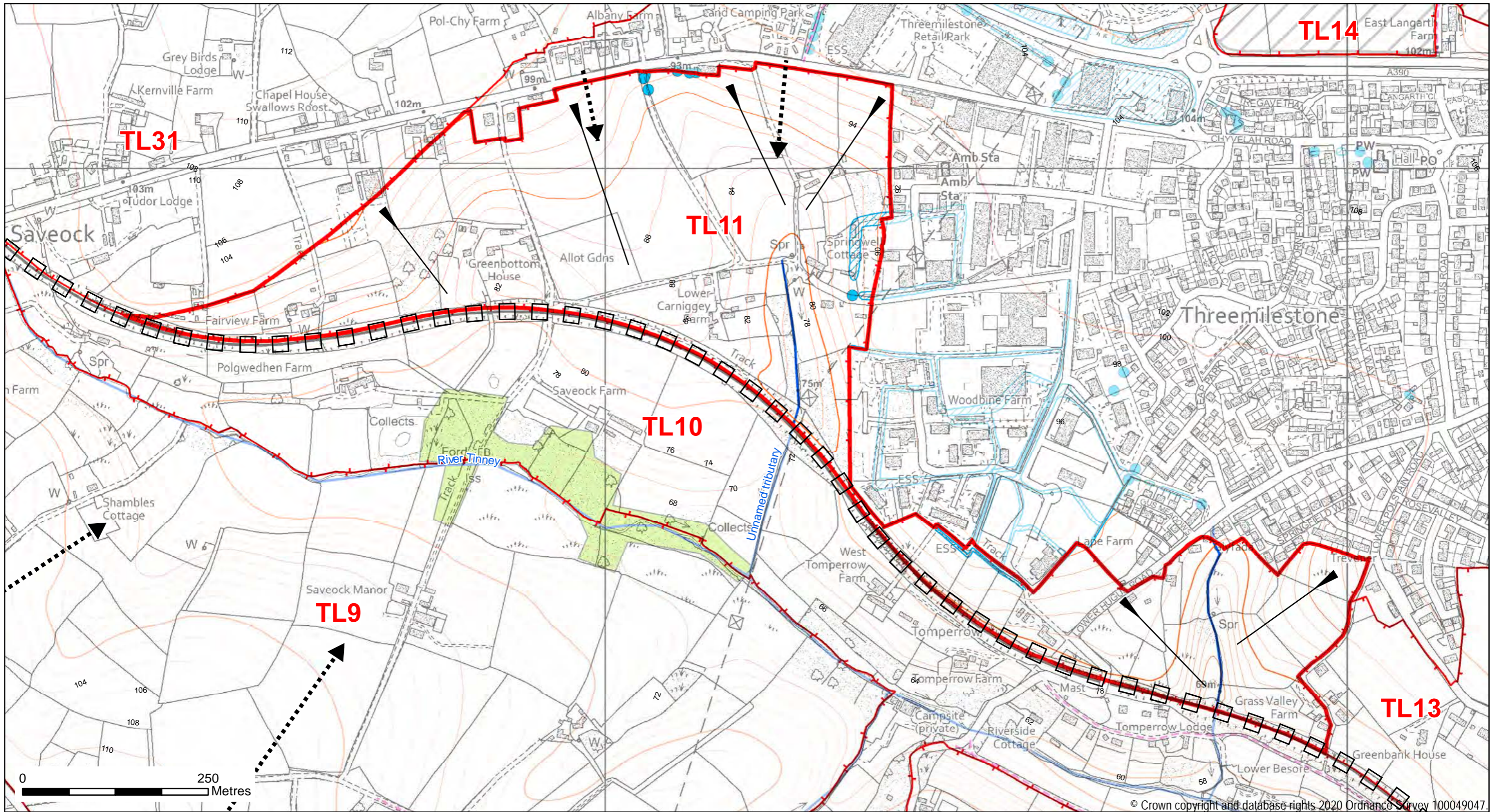
- 7.1 **Some potential** - New housing on this site would change the immediate nature of the landscape from agriculture to built development. However, considering the urban fringe character of the area, and the fact that it is already seen within the context of prominent development at Threemilestone, this effect would be reduced. New development would be visible from a small number of viewpoints on the ridge to the south, but otherwise views would be limited by landform and existing hedgerows, providing that as much as possible of the existing hedgerow and the tree structure was retained. Further, additional planting would help to reduce the visual impact both of existing and potential development, minimising the stark appearance of housing, and ensure that the new development was set within a strong landscape framework. In this way, development between the existing settlement edge and railway line could potentially help to round off the settlement and provide better integration with the landscape.

8. Future Development – Strategic guidance

This land parcel in landscape terms has a **medium** capacity for future housing development. The following guidance is provided should a strategic decision be taken that this land be developed:

- 8.1 Development density needs to decrease towards the western edge to reflect the reduced level of development in adjacent rural areas.
- 8.2 As much of existing hedgerow/tree structure as possible should be retained and supplemented by further planting to ensure that new development is set within a strong landscape framework and to reduce existing and potential visual impact and stark appearance
- 8.3 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
- 8.4 Many boundaries in and around the Parcel are Cornish hedges recorded on the Tithe Map of 1840, so in places, under the historic criteria for hedgerows, Hedgerow Regulations are likely to apply.
 - 8.5 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
 - 8.6 In relation to retained trees, layouts should minimise the over-shadowing of homes and gardens, allowing sufficient room for future growth
 - 8.7 Incorporate large canopy trees to reflect the local landscape character. Refer to 'Guidance for Trees' in Appendix 4.
 - 8.8 Retain and enhance through further planting the important screening vegetation on boundaries especially along the A390 and the railway line. Planting shelterbelts/woodlands to north will improve habitat for pollinators.
 - 8.9 This land parcel sits within the River Tinney Critical Drainage Area. For both portions of the land parcel, drainage should be designed around the watercourses that run centrally through the sites. These watercourses are already culverted through the mainline railway embankment.
 - 8.10 World Heritage Site (WHS). The WHS Management Plan outlines key management issues, and resulting policies and strategic actions for meeting the obligations of the World Heritage Convention.
 - 8.11 Further assessment of archaeological potential for significant buried sites. The ground of Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology. The land north of Saveock Farm and at the abandoned site west of Tomperrow possibly altered from Medieval Farmland may have similar potential. Significant buried settlement-related remains may survive at the abandoned site west of Tomperrow. High Sensitivity
 - 8.12 Significant aspects of the heritage of Cornwall identified of relevance to this Parcel include the number and variety of prehistoric sites; places showing medieval origin with integrated landscape features and largely Cornish place-names; farmstead patterns including post-medieval smallholding landscapes related to the socio-economic conditions of Cornish mining; historic networks of communication routes; and a distinctive industrial character including the internationally significant post-medieval mining landscapes and settlements of the Cornwall and West Devon World Heritage Site.
 - 8.13 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.

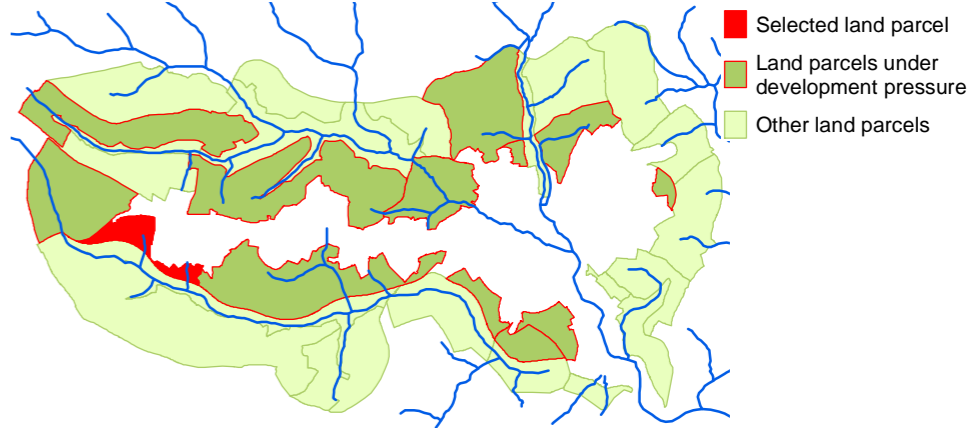


Land Parcel: TL11 – Tomperrow Valley Side Farmland - Map 1

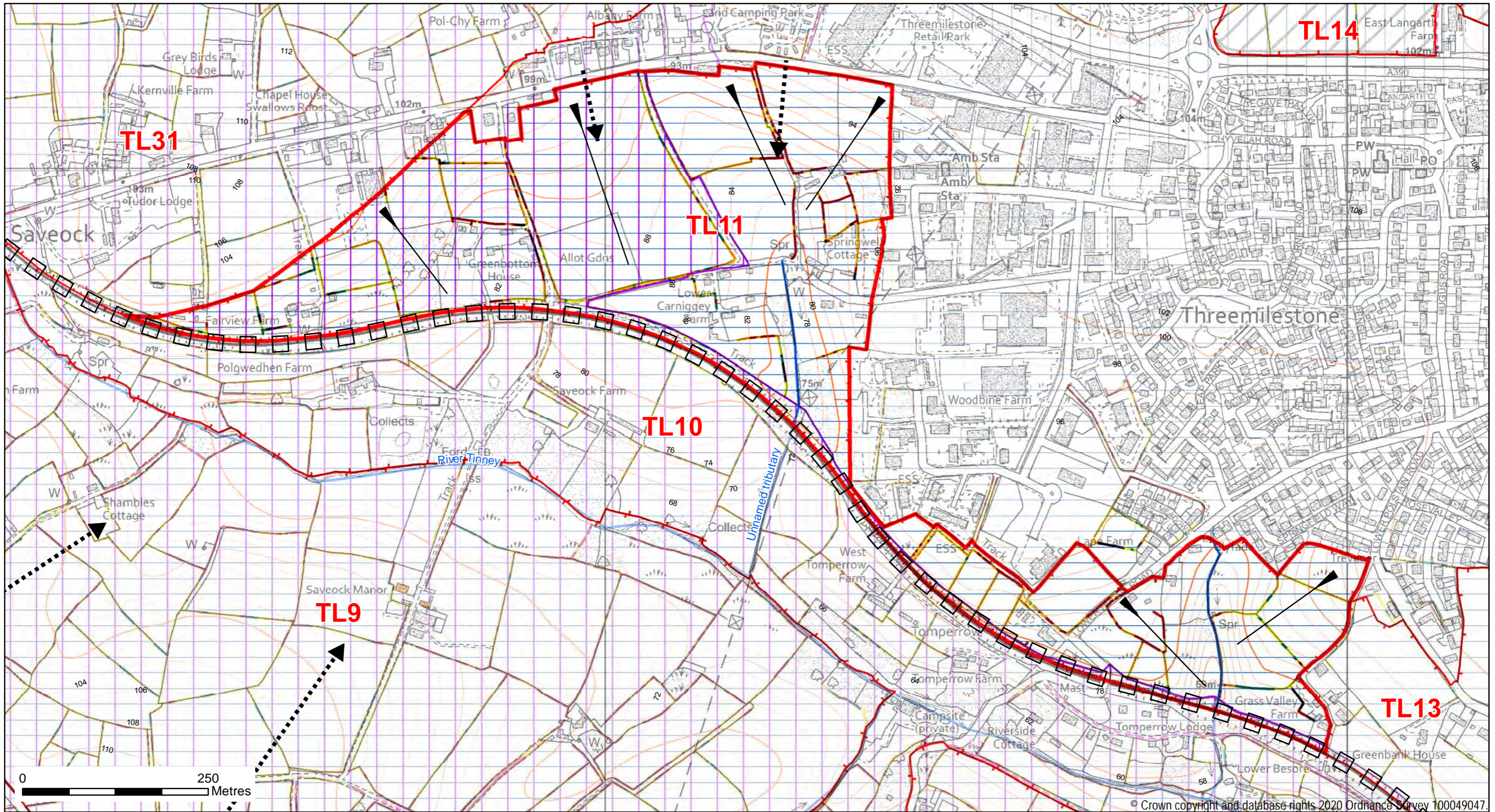
- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Biodiversity Action Plan Habitat**
- Woodland

- Public Rights of Way**
- Bridleway
 - By-way

- Landscape assessment features**
- Important Views
 - Direction of Slope
 - Railway



Scale 1:5,000 @A3

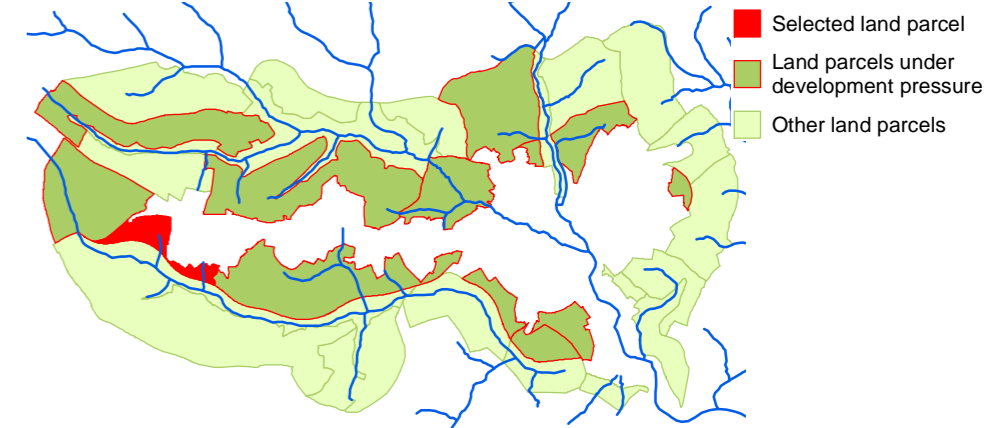


Land Parcel: TL11 – Tomperrow Valley Side Farmland - Map 2

- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- World Heritage Site
- Listed Buildings
- Critical Drainage Areas**
- Truro - Kenwyn, Allen, Tregolls Rd
- Truro - River Tinney

- Public Rights of Way**
- Bridleway
- By-way
- 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
- Direction of Slope
- Railway

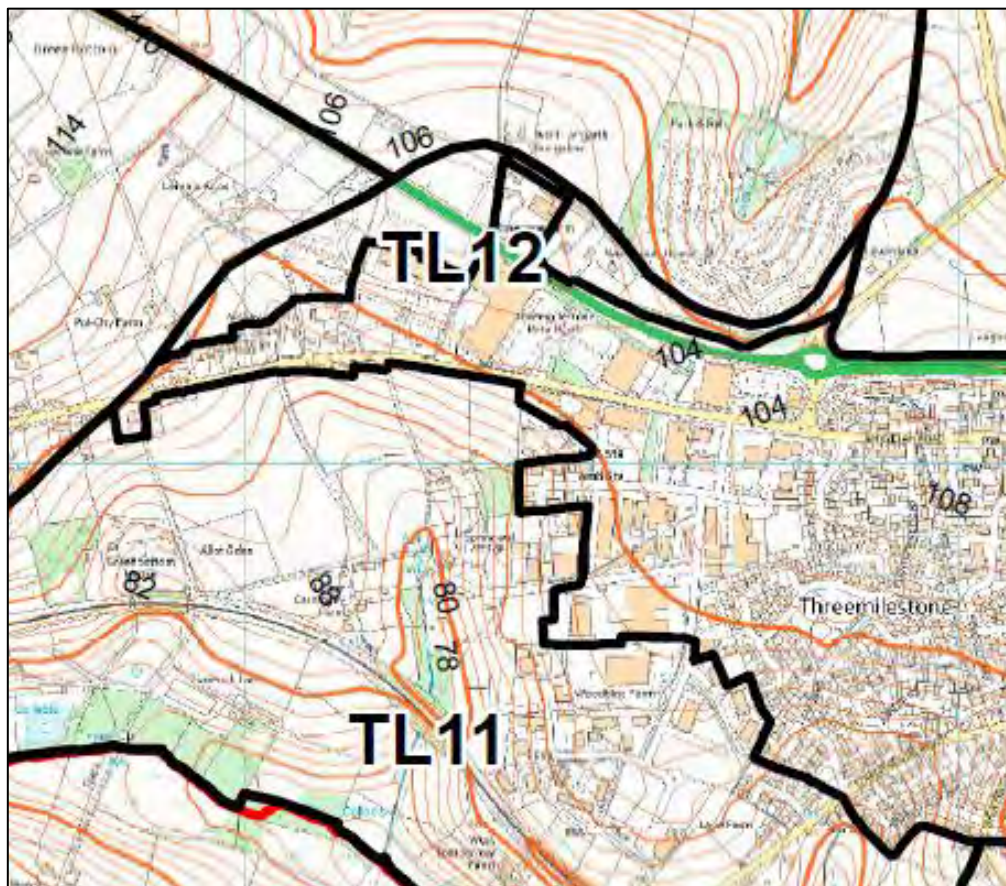


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TL12 Greenbottom Fringes

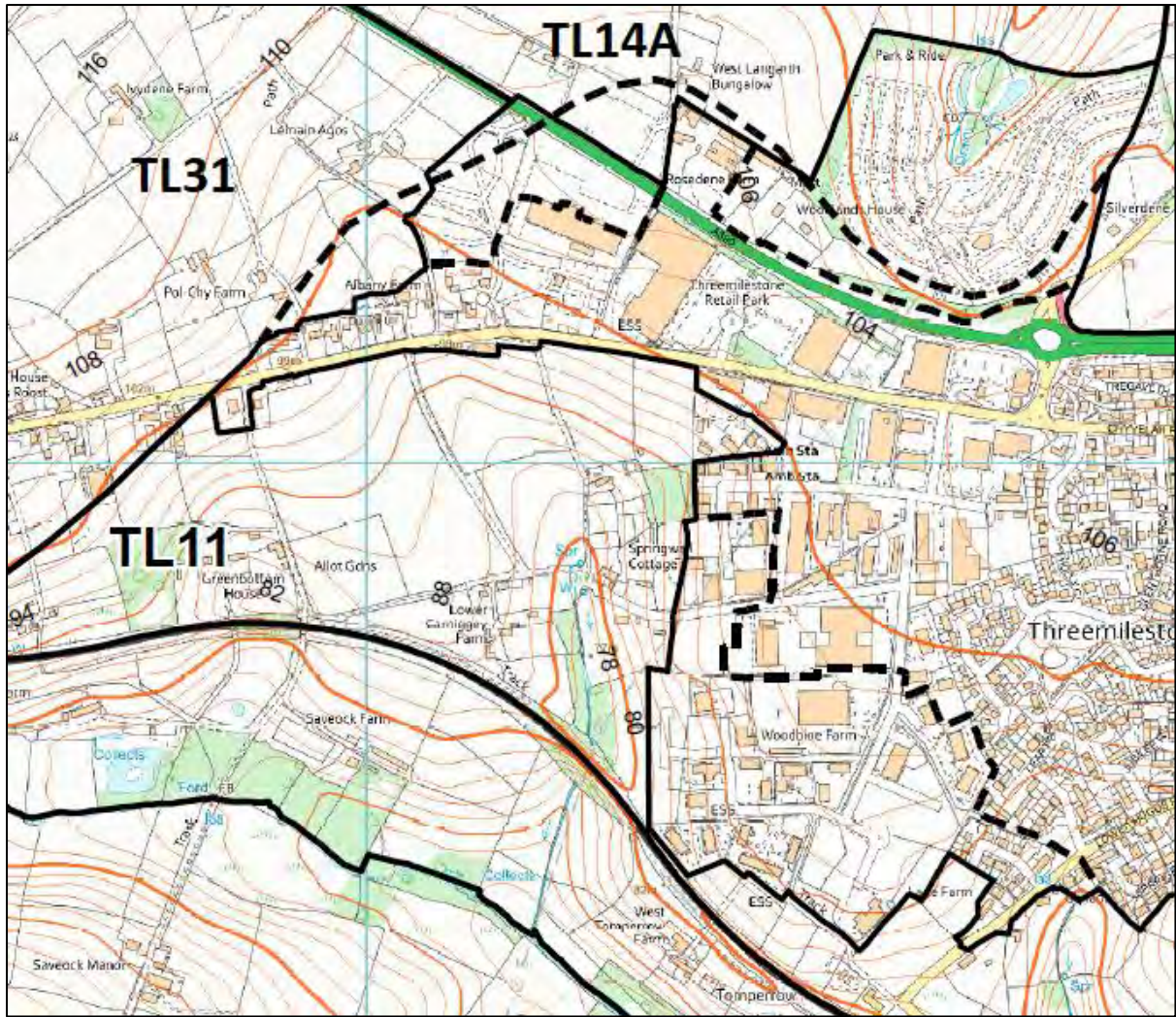
This small land parcel was created as part of the 2000 LDA Strategy¹, and since then there has been further development in this area. The land assessed in this report looks at the capacity of the undeveloped settlement edge to accept further housing development and therefore the undeveloped areas of what was TL12 are now combined into TL14A – Upper Kenwyn Valley Side (southern side, west section) and TL31 – Greenbottom and Saveock.

The inserts below demonstrate how the boundaries have been amended.



Outline of TL12 from the 2000 Strategy

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



The solid lines are the revised land parcel boundaries for TL14A and TL31, and the dashed line TL11.

TL13 Besore Valley Farmland



Looking north



Looking north west



Looking west



Looking north east



Looking east

This land parcel has reduced in scale since the 2000 Strategy¹ due to an extension of the settlement at Highertown and Gloweth and the construction of Truro College and Richard Lander School. Refer to Map 1 – Land Parcels - Appendix 1.

1. Local Landscape Character

This land parcel lies to the south of the Highertown ridge within two Landscape Character Areas². The key characteristics are described as follows:

1.1. CA11 – Redruth, Camborne and Gwennap

- *'Rolling slate and siltstone landscape with small scale inland but more open on the north coast.*
- *Post industrial mining landscape with many visible mining relics, including old engine houses and revegetating spoil heaps with remnant surviving or developing woodland, heath or wetland.*
- *Extensive Lowland Heathland with bracken and scrub along coastal strip*
- *Pastoral landscape of improved and rough grazing with extensive areas of rough land.*
- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*
- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*
- *A well populated landscape containing Cornwall's largest built-up area.*
- *Many built structures giving the landscape a cluttered appearance.'*

1.2. 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.*
- *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 Landscape Design Associates. *Landscape Strategy for Truro, Falmouth and Penryn* (2000)

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

1.3. Local Landscape Character description

1.3.1 Topography and drainage

This is a large land parcel of varied topography. To the west a spur extends to the south east from the Highertown ridge, from 104m AOD to 60m AOD with both north and south facing slopes. 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 assessment³.

Refer to Map 4 – Landscape Character Areas – Appendix 1

The eastern area forms a more generally south facing slope bisected by a number of small tributary valleys which all connect south to the River Tinney in the adjacent land parcel of TL10.

The southern boundary of the land parcel lies within the River Tinney corridor which feeds into the Truro River. This is one of three river corridors around the City which 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

Refer to Map 5 - Topography – Appendix 1.

This 164 ha site covers most of the undeveloped catchment north of the River Tinney between Threemilestone and Arch Hill in Truro. It is bounded to the south by the mainline railway and Land Parcel TL10 and to the north by the already developed areas of Threemilestone, Gloweth and Highertown. The site contains the Gloweth, or Newmills Stream running eastwards until its confluence with the Halbullock Stream and then south, beneath the railway embankment, to the River Tinney. Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

1.3.2 Biodiversity

The land parcel borders the urban development of Gloweth and Highertown, and habitats are a mixture of arable/grassland and hedges. The notable feature is the 5.1Ha Halbullock Moor County Wildlife Site (CWS) of predominantly wet willow woodland with a varied structure and rich ground flora including an abundance of herbs and mosses. Woodland habitats have developed here since the cessation of grazing around 1900. It is a valuable reservoir for wildlife in an otherwise agricultural, and more recently, developed environment. The stream and well-vegetated boundary walls add to site diversity; the south western hedge is particularly species rich. This is a Biodiversity Action Plan (BAP) habitat for wet woodland and hedgerows.

Land Parcel also lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC.

³ Cornwall Council *Cornwall Landscape Character Assessment 2007*

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

Also 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. The River Tinney corridor is part of a wider natural network around the City and is one of the most important areas in terms of biodiversity and the provision of key ecosystems. Further detail can be found on the Lagas Natural Capital Information web site⁵

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

1.3.3 Land cover and land use

Generally rural farmland has a rural, unspoilt and attractive character, particularly in the west, despite encroachment of development from linear settlements along the ridge top and some localised intrusion of power lines. Frequent disused shafts in linear patterns, and evidence of former mining activity.

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

Medium-scale pattern of pasture with intact structure of hedgerows and scattered blocks of woodland scrub and heathy vegetation, particularly along wide road verges and in minor valleys. To the east large fields with a sparse structure of hedges and trees with an open character. The historic field pattern from the 1875-1901 historic map (Map 10a – Appendix 1) remains largely intact north of Newbridge Lane and some small scale field patterns remain to the south, although many of these field boundaries have been removed to accommodate modern farming methods. The 1875-1901 historic map also shows trees within many of the hedges still present today and these remaining trees are likely to be of significant wildlife and landscape character value.

Significant treed riparian corridor with wet woodland running from south of Richard Lander School to Halbullock Moor (CWS) and on to woodland at Newbridge house/farm and the Newbridge viaduct, with significant trees along the southern boundary with TL10 and the railway line.

Natural regeneration in the North Wheal Jane area

Tree Preservation Orders areas or points C1/157, C1/CK120, C1/CK9

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

Refer to Map 10 – Cornish Hedges and also Map 11a – 1875-1901 Historic map (west) – Appendix 1.

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

1.3.5 Settlement and transport

The land parcel contains a scattered pattern of farms, rural network of roads. There is a hard urban edge where residential development has spilled down this south facing slope from the Highertown ridge. Housing is predominantly 2 storeys, but in some locations 3 storey houses step down the sloping topography. Sections of this developed edge have retained trees and areas of scrub regeneration which assist in the integration of the development edge with the rural landscape to the south.

A large area to the north of the land parcel is now the site to Truro College and Richard Lander School which has all been developed since 2000. Here prominent buildings form the skyline development on the Highertown ridge.

There are no major roads, and all access is rural lanes and farm tracks. There are no public rights of way which extend from the settlement into the rural landscape to the south, and the rural highway network is used for residential recreation.

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:** The main HLC Types in the parts without full planning approval are Post-Medieval Enclosed Land and, near the centre and on the west, a large area of Medieval Farmland. The belt of Communications Type formed by the main line railway bounds the Parcel on the south.
- b. *Sites: Prehistoric-Romano British.* Part of the buried landscape of Iron Age to Roman period farming and settlement recorded through aerial photography and geophysical prospection, associated with the earthworks of a round on the north side of the Parcel, and to the north west, east of Polstein. A geophysical survey in 2009 (on the corridor of the proposed Truro LDR road) found further evidence for early settlement.
- c. *Sites: Medieval.* Medieval settlements in the area without full planning approval include part of Polstein, Higher Besore, abandoned medieval site of Goonvean. Medieval fields systems, with their internal routeways, extend around the above settlements. Medieval mining is indicated by the Cornish place-name Polstein, 'tin stream or pit'.
- d. *Sites: Post-medieval.* settlement includes Mount Prickle (and other cottage holdings on the south and east, and the shifted farm of Goonvean. Mining remains at surface and below ground relate to the 19th century East Wheal Falmouth and earlier workings (recorded before 1707) around Higher Besore. Penwethers viaduct and other bridges, a ruined outlying barn yard associated with one bridge crossing, an embankment of the original West Cornwall Railway, the

sites of the former Highertown Station used 1852-1855 and nearby railway-side allotments, and one end of the Highertown tunnel.

- e. **Scheduled Monument DCO 906** Round and associated remains south of Mount Pleasant .
- f. **Listed Building (LB) DCO 3831** Mount Prickle Mine Cottage, Grade II.
- g. **Historic Landscape.** The origins of the Medieval Farmland can be seen with fields showing strip derivation with sinuous and in places dog-legged boundaries, and its farmsteads adapted from early hamlets with Cornish names; and time depth is notable with traces of past settlement shift and of mines re-absorbed into farmland. The Post-medieval Enclosed Land contains some clear patterns of smallholdings and routes taken in from downs.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has demonstrable high potential for buried medieval or earlier archaeology, and sites of early mining where shallow workings have been infilled are also indicated.
- i. **Settings of designated assets:** Potential earthworks of a medieval chapel on the north would be important if confirmed, Moderate or High sensitivity. The southern boundary adjoins the World Heritage Site, so early mining remains in this Parcel, in particular, may be considered significant components of the setting of the WHS Moderate or High sensitivity. One corner of a Scheduled Monument (SM) the round and associated remains south of Mount Pleasant. Any buried resource in the surroundings may have significance related to the SM, Moderate or High sensitivity. The land of Medieval Farmland HLC Type shows in places a high degree of past change including early interfaces of mining and farming landscape, Moderate or High sensitivity. Landscape around Higher Besore and Goonvean is rich in time depth in places with earthwork evidence of early mining. Aerial photography indicates hedgerow trees, some potentially among those mapped in c1880. These include mature oaks on the west boundary of the site of a large coppice on the former Dudman Downs north of Penwethers. Other old oaks stand on the boundaries of the former orchards near Highertown Farm where some hollows may mark sites of fruit trees, Moderate or High Sensitivity.
- j. **Cornish Distinctiveness:** Cornish hedges with traditional construction style and fabric including stone facing of local rubble, with selective use of quartz in places, and granite gateposts, were recorded individually on the proposed LDR line in 2009. Several small quarries are recorded within the parcel. Farmsteads are highly likely to have distinctive features, Moderate or High sensitivity.

1.3.7 Condition

Presently it is generally attractive and well managed farmland with some detracting features despite proximity to the urban area. Halbullock Moor is a 5.1Ha County Wildlife Site managed by Cornwall Wildlife Trust as a nature reserve

2. Visual context and characteristics

- 2.1. The farmland forms the foreground in views towards Threemilestone, Gloweth and Highertown from the south. As this is such a large land parcel, visibility and prominence vary due to topography, parts of the sloping valley sides are prominent in views from higher ground to the south west, south and east, with the fairly open character giving moderate intervisibility.
- 2.2. The introduction of development on this south facing slope has now extended the setting of Truro, introducing the built form of the City into the wider rural landscape. This land parcel now forms the foreground in views from the south towards the linear ridge top settlements of Threemilestone, Gloweth and Highertown. The undeveloped areas of this land parcel are now considered to be critical to the rural setting of the City.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	This is a large land parcel where the character is typical of the wider local landscape, with woodland and a strong intact field boundary hedge structure in the lower sheltered areas to the south and west of Halbullock Moor, which reduces to 3m in height as the topography increases to over 100m AOD to the west.
2	Condition of elements and features	Moderate	Generally well maintained Cornish hedges and farmland pasture with large canopy mature trees in many hedges
3	Nature and complexity of landform	High	Complex landform including a spur from the Highertown ridge and a south facing valley side bisected by small tributaries.
4	Scale and pattern of landscape	Moderate	Medium and large scale pattern of pastoral fields
5	Historic features and sense of time depth	High	There is specific evidence here for a high density of buried early settlement related features. Medieval Farmland especially around Higher Besore and Goonvean is rich in time depth, with farms bearing Cornish names having fields showing derivation from strip fields, and potential earthworks of a medieval chapel site; and with traces of past settlement shift and of early mines re-absorbed into farmland. Further east are some clear patterns of routes and smallholdings taken in from downs, with a Listed cottage. Air photos indicate hedgerow trees, some potentially among those mapped in c1880, including on boundaries of former orchards.
6	Presence of natural elements	High	well established Cornish hedges in pastoral farmland with Halbullock Moor and extensive areas of Tree Preservation orders
7	Type of existing development	Moderate	Isolated farms and a small settlement at Newbridge Development which has spilled down the down the south facing slope over the ridge detracts from the rural character
8	Relationship to settlement edge	Low	The present edge is not uniform, and does not follow a natural or physical boundary such as a road or railway line. Vegetation along the present boundary is inconsistent.
Visual Sensitivity			
1	Visual prominence	High	The varied nature of the topography means that some areas are prominent in views from the south,
2	Openness and intervisibility	Moderate	The nature of the landform and vegetation means limited intervisibility to the south, however some areas afford open views to the east.
3	Views available	Moderate	Some open views to the east, but limited views to the south

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL29	M	M	M

5. Landscape Value

- 5.1 This farmland has a rural generally unspoilt attractive character, but has intrusions of power lines, and recent development.
- 5.2 Overall the landscape character value is medium, although there are areas within this large land parcel with high landscape value including Halbullock Moor which is a County Wildlife Site containing Biodiversity Action Plan Woodland habitat, which connects to the River Tinney corridor to the south via trees and hedges covered by a Tree Preservation Order. There are also number of ancient trees to the east.
- 5.3 Land at Halbullock Moor and Dudman Farm has been identified as critical to the setting of Truro, and was designated as a Locally Protected Open Space through the Neighbourhood Development Plan process to retain its openness. Refer to Map 6 – Constraints 1 – Environmental - Appendix 1.

Landscape Value			
1	Distinctiveness of character	Moderate	Landscape elements are good quality and largely typical of the character of the area
2	Quality and condition of landscape, elements and features	Moderate	Cornish hedges are in good condition with mature trees growth recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Has an increasing aesthetic appeal as you move to the west of the land parcel
4	Presence of cultural, historic or nature conservation associations	High	Halbullock Moor County Wildlife Site; Biodiversity Action Plan woodland habitat; Area Tree Preservation Orders; Ancient trees; Schedule Monument - Round and associated remains south of Mount Pleasant and other historic features listed in Appendix 3
5	Recreational opportunities	Low	There are no public rights of way which extend from the settlement into the rural landscape to the south, and the rural highway network is used for residential recreation.
6	Levels of tranquillity	Moderate	Reasonably tranquil, away from the settlement edge and intrusion from the school

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL13	M	M	M	M	Medium

- 6.1 **Medium** – There will be an extensive negative change in landscape character and visual amenity, with possible potential for mitigation measures to be embedded in the design of the development

7. Development Potential

- 7.1 **Limited potential** – Housing development is not generally recommended towards the south of this land parcel which forms a strong, attractive rural setting for the linear settlements. However, there is some potential for limited development around the edges of settlements to 'round them off' and help to provide better integration with the landscape, providing new development was set within a strong new landscape framework to reduce its visual impact and potentially stark appearance.

8. Future Development – Strategic guidance

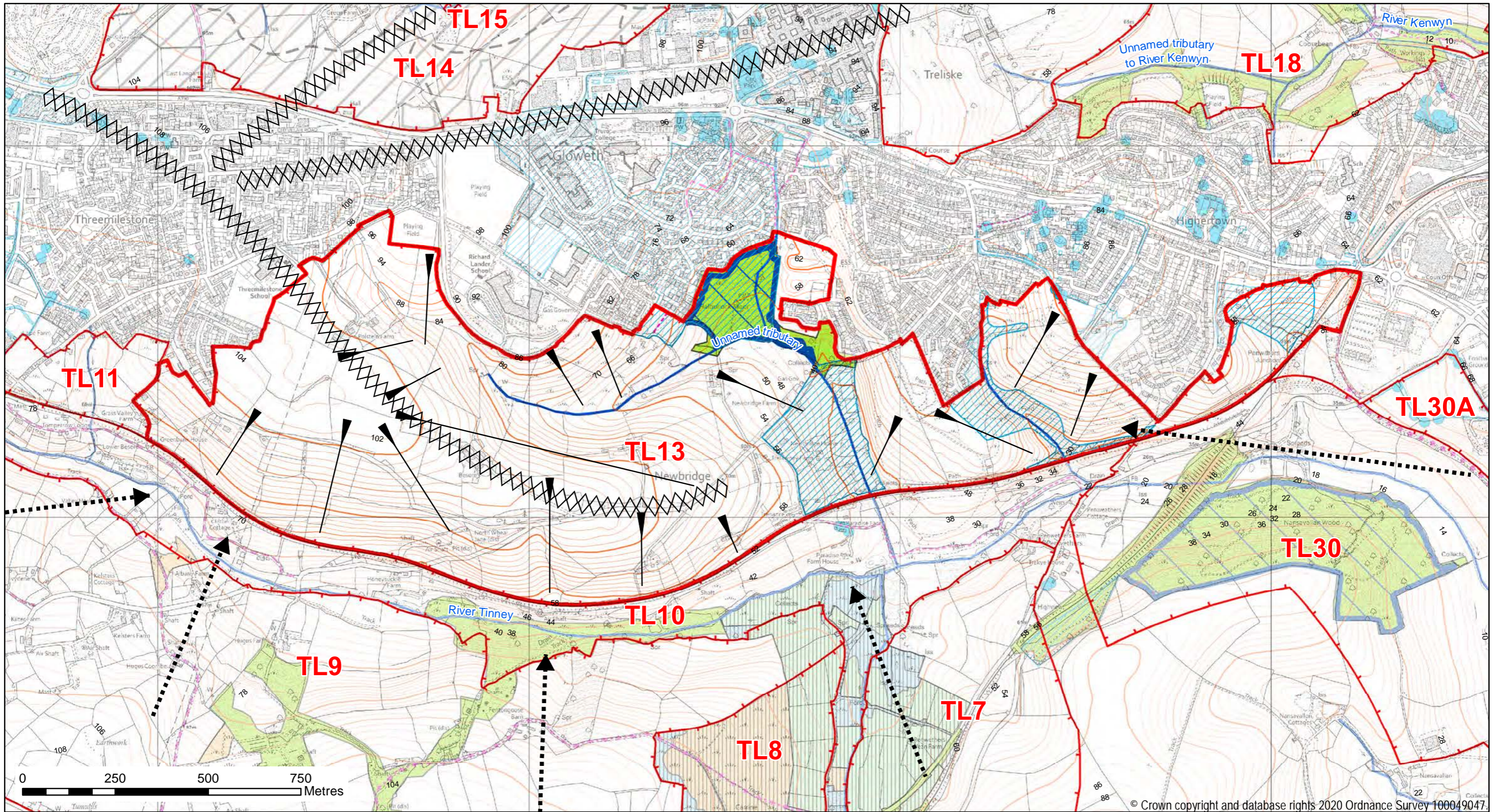
This land parcel in landscape terms has a **medium** capacity for future housing development. The following guidance is provided should a strategic decision be taken that this land be developed:

- 8.1 Development needs to be strategically planned and not adhoc through a piecemeal approach. The topography and landscape character need to lead the design, layout, built density and massing of all new development
- 8.2 Development density needs to allow sufficient space for a large proportion of open spaces and large canopy trees, reflecting the wider rural character to the south and creating good connectivity with the River Tinney valley corridor. Densities should be higher where site abuts existing development and reduce towards southern edge to soften transition to more dissipated settlement in surrounding area
- 8.3 Located within the River Tinney Critical Drainage Area the central part of the site is on relatively high ground draining mainly to the Gloweth Stream to the north and toward the railway embankment to the south. The area around the Halbullock Stream is likely to be marshy and contain valuable wet habitat species. The Gloweth Stream corridor should be kept free of development to avoid flood risk.
- 8.4 It is important to retain and substantially strengthen and enhance the existing hedge structure with any new development to integrate and soften its the impact in views from the south. Refer to 'Guidance for Trees' in Appendix 4.
- 8.5 Ensure sustainable retention of Cornish hedges within the development layout generally, allowing protection and enhancement of their landscape character and biodiversity value. Retain in the public realm (public open space, footpaths, and highways) with a 5m minimum undeveloped buffer strip, where sympathetic management can be guaranteed. Utilise existing access points to avoid visibility splay tree/hedge losses.
- 8.6 Ensure 10m minimum undeveloped buffer from canopy edge of all trees including those in Cornish hedges, and a 20m minimum undeveloped buffer from the canopy edge of all woodland areas.
- 8.7 Relate new planting to existing field pattern and surrounding landscape features including Halbullock Moor County Wildlife Site (CWS). Gap up and thicken hedgerows and tree belts that connect to existing woodlands
- 8.8 Ensure a substantial natural buffer zone between any development and Halbullock Moor

- 8.9 All major development should result in no net loss from all the habitat types which create canopy cover e.g. the woodland habitat types, hedgerows, orchards, etc (evidenced through the net gain metric). Through the retention of existing and/or the establishment of new trees, canopy coverage equal to 15 % of the site area needs to be provided.
- 8.10 New development should reflect the positive aspects of adjacent development such as scale, simple building form and the use of traditional materials
- 8.11 Maximise pedestrian permeability with adjacent development and wider rural landscape to the south
- 8.12 Implement measures for pollinators, including encouraging the provision of new wildflower rich grassland to create and enhance the Cornish B-Line , creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide
- 8.13 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.
- 8.14 Lagas⁶ mapping⁷ has identified that there is opportunity within this land parcel for further woodland, and biodiversity net gain which will link to a wider natural network around the City

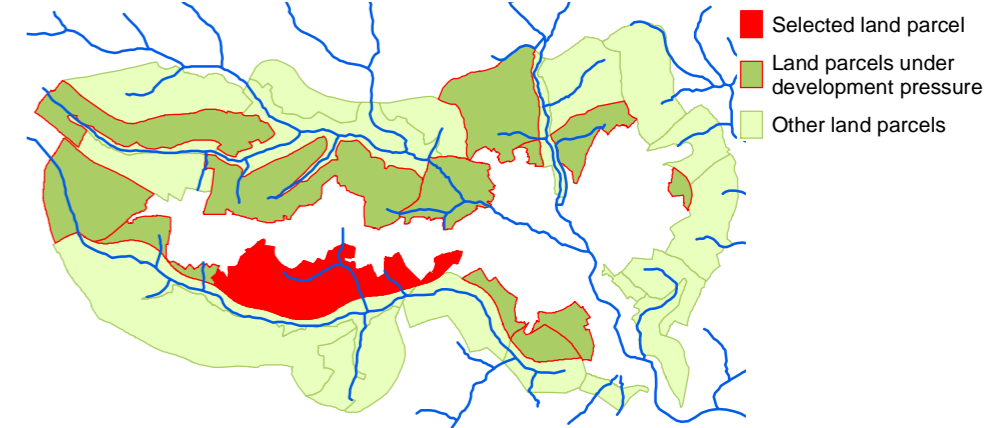
⁶ Lagas Nature Recovery Network - Provides a draft nature recovery network map for Cornwall that reflects the stated goals and ambition of the nature recovery network as outlined in HM Government 25 Year Environment Plan. The map brings together mapping of existing nature networks, connecting corridors and habitat opportunities to identify those areas of mainland Cornwall that are envisaged as part of a nature recovery network. Lagas supports the Environmental Growth Strategy published by Cornwall Council. This strategy aims to deliver a healthy, growing natural environment alongside a vibrant economy in Cornwall.

⁷ <https://lagas.co.uk/app/product/nature-recovery-network>

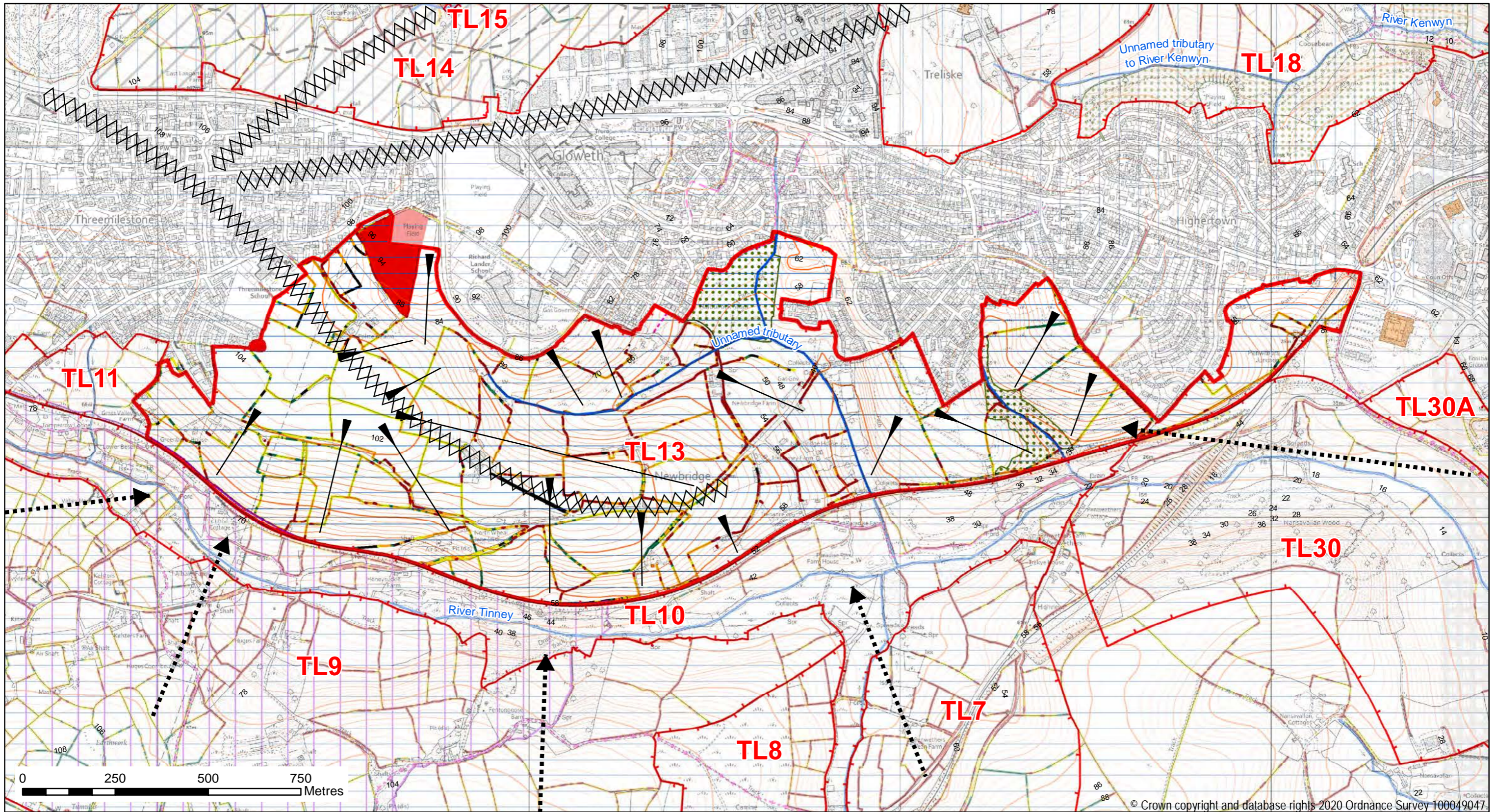


Land Parcel: TL13 – Besore Valley Side Farmland - Map 1

- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- Sites of Special Scientific Interest
- County Wildlife Sites
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Northern Access Route (NAR)
- Newham Trail

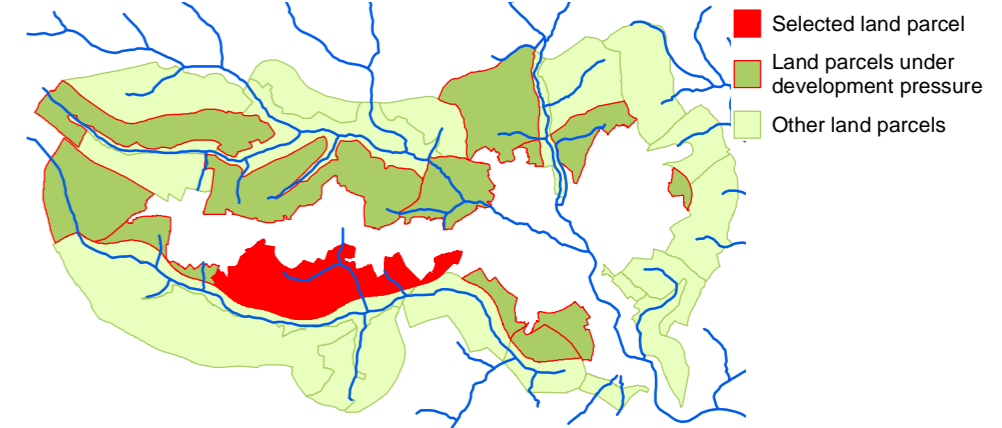


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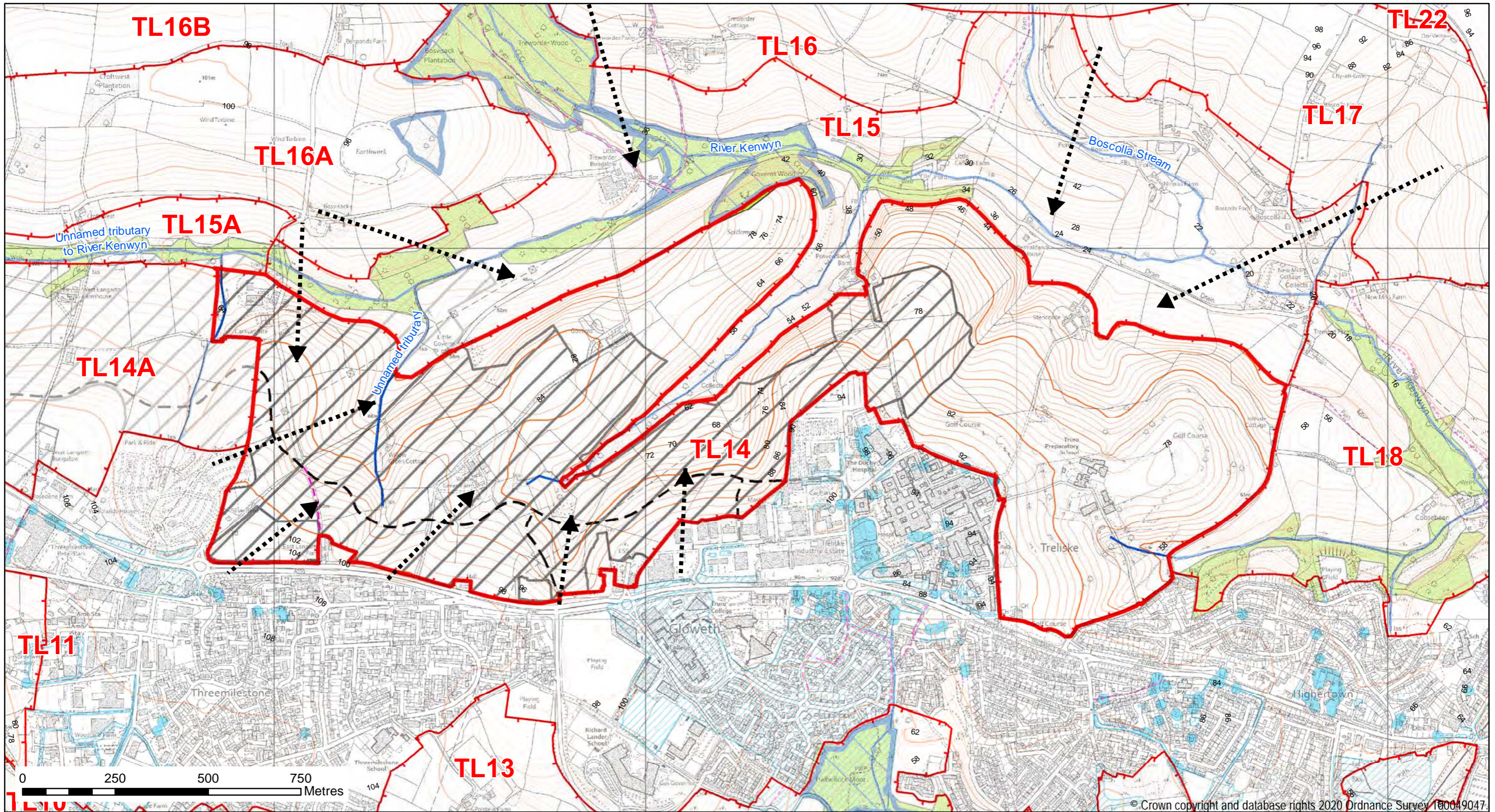


Land Parcel: TL13 – Besore Valley Side Farmland - Map 2

- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- World Heritage Site
- Local protected open space
- B-Line Network
- Scheduled Monuments
- Listed Buildings

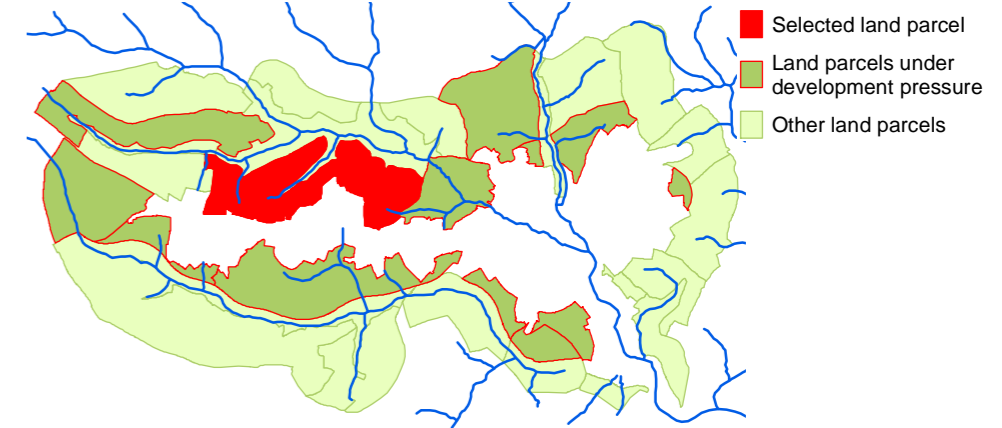


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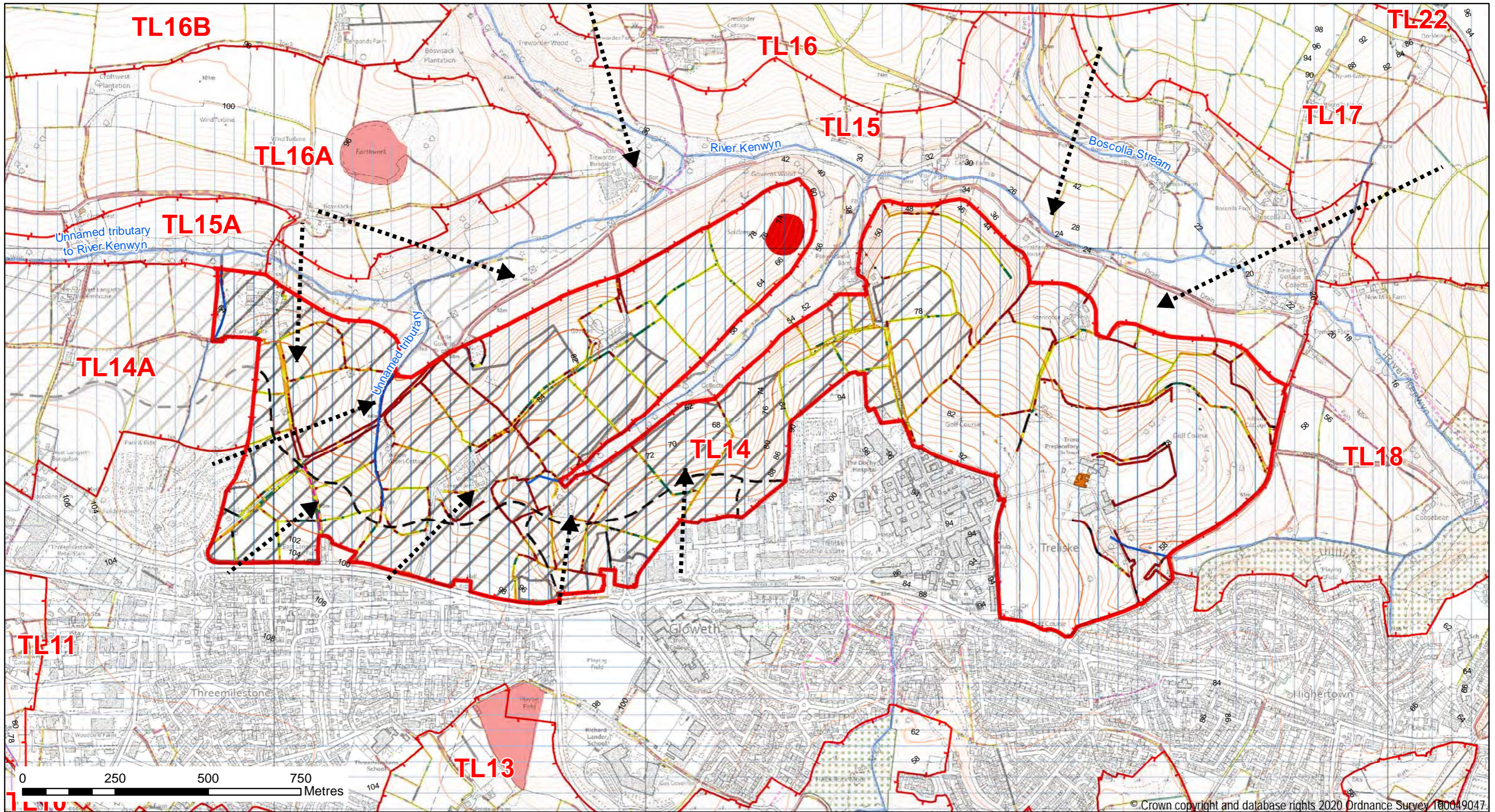


Land Parcel: TL14 – Upper Kenwyn Valley Side (southern side east section) - Map 1

- | | | |
|---|----------------------|-------------------------------|
| Land parcel | Public Rights of Way | Landscape assessment features |
| Other land parcels | Footpath | Important Views |
| Rivers | Bridleway | |
| Land with full planning consent | By-way | |
| County Wildlife Sites | | |
| Tree Preservation Orders Points | | |
| Tree Preservation Orders Polygons | | |
| Northern Access Route (NAR) | | |
| Biodiversity Action Plan Habitat | | |
| Woodland | | |



Scale 1:10,000@A3



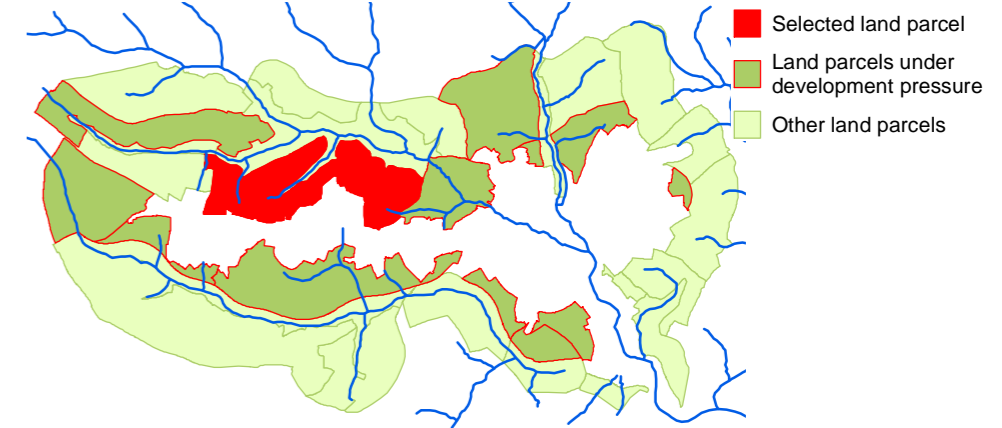
Land Parcel: TL14 – Upper Kenwyn Valley Side (southern side east section) - Map 2

- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- World Heritage Site
- Local protected open space
- Scheduled Monuments
- Listed Buildings
- Northern Access Route (NAR)
- Critical Drainage Areas**
- Truro - Kenwyn, Allen, Tregolls Rd
- Truro - River Tinney

- Public Rights of Way**
- Footpath
- Bridleway
- By-way

- 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



Scale 1:10,000@A3

TL14 Upper Kenwyn Valley Side (south)



Looking south west



Looking south



Looking south west TL22 in the foreground



Looking south east



Looking east

Parts of this land parcel already have full planning consent with a further development application being prepared at the time of writing this report. The following assessment therefore provides a description of the local landscape character to inform any future planning decisions, and a landscape capacity rating for the land outside the area with planning consent.

1. Local Landscape Character

This land parcel lies to the north of the Highertown ridge within two Landscape Character Areas¹. The key characteristics are described as follows:

1.1. CA11 – Redruth, Camborne and Gwennap

- *Pastoral landscape of improved and rough grazing with extensive areas of rough land.*
- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*
- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*

1.2. CA13 – Fal Ria, Truro and Falmouth

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

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

1.3. Local Landscape Character description

1.3.1 Topography and drainage

A generally north facing medium to steeply sloping valley side falling from the Higher town ridge at 104m AOD down to the Langarth Stream, a tributary of the Kenwyn River, also incised by tributaries separated by north east ridges at 82m AOD to Governs Wood, and 78m AOD east of Truro Prep School.

The highest part of the land parcel is formed by the Highertown ridge along the southern boundary, and the lowest approximately 40m AOD lies at the north eastern extent.

Refer to Map 5 - Topography - Appendix 1.

This 187 ha site is located at East Langarth and Willow Green in the River Kenwyn catchment north of the A390. It is bounded to the west by the Truro West Park and Ride, to the south by the A390, which is the boundary with the River Tinney catchment, and incorporates both sides of the Treliske Industrial Estate and Hospital, and to the north by the River Kenwyn just upstream of the New Mills flood storage dam.

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

The land parcel is located within the River Kenwyn, Allen and Tregolls Road Critical Drainage Area, and can be viewed as two compartments, a western area between the Park and Ride and Treliske and an eastern area north and east of Treliske.

The western compartment contains the East Langarth Stream, which flows north to the Langarth Stream, which is off-site and is, in turn, a tributary to the River Kenwyn. The Willow Green Stream flows north east through the site to the River Kenwyn but this river corridor is excluded from the land parcel.

To the north of Treliske, the site drains northwards to the Willow Green Stream and River Kenwyn. There are four minor valleys that would naturally act as drainage routes and around which drainage systems and SuDS would need to be based. To the west of Treliske the flow is partly toward the Coosebean Stream which flows to the west and to the River Kenwyn downstream of the New Mills flood storage dam.

1.3.2 Biodiversity

The key habitat types within the parcel include a mix of improved grassland and arable fields bounded by Cornish hedgerows (many up to 6m and above) with associated shrub and trees.

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 northern boundary of this parcel is formed by a tree lined riparian valley of Biodiversity Action Plan Woodland habitat. A large part of the

eastern section is a golf course comprising amenity grass with mixed broadleaved /conifer woodland belts.

This parcel is being considered for development and has been subject to ecological surveys.

Land Parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC.

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

The River Kenwyn corridor is part of a wider natural network around the City and is one of the most important areas in terms of biodiversity and the provision of key ecosystems. Further detail can be found on the Lagas Natural Capital Information web site²

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 site³

1.3.3 Land cover and land use

Land is a mixture of pastoral and arable, enclosed by Cornish hedges with their associated trees and shrubs, with farmsteads at Langarth Farm, Willow Green and Governs. Truro Golf Course with associated woodland belts at the eastern extent of the parcel which encircles Truro Preparatory School. Limited linear woodland mainly along hedges, tracks and lanes.

Agricultural land classification – classed as grade 3

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

1.3.4 Field and woodland pattern

This land parcel comprises a small to medium scale intact farmed landscape with scattered historic farms and cottages. The landscape pattern very closely reflects that indicated on 1875-1901 Historic map with very limited hedgerow loss. Mature trees are clustered around farmsteads and continue along Cornish hedge field boundaries tracks and lanes, as well as on former mining remains, forming a strong interconnected network, linking to the Langarth Stream and River Kenwyn. Many of these hedges are over 6m high and are likely to contain trees which are shown on the 1875-1901 Historic map making them of significant value to landscape character and wildlife.

More significant areas of mature woodland also shown on 1875-1901 historic map are located at Treiske, to the west of the land parcel, and are covered by area Tree Preservation Orders.

Refer to Map 10 – Cornish Hedges and also Map 11a – 1875-1901 Historic map (west) – Appendix 1.

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

³ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

1.3.5 Settlement and transport

A sparse settlement pattern predominantly comprising scattered historic farmsteads with clustered buildings at Langarth Farm, Willow Green Farm and Governs.

The present settlement edge runs along the southern boundary and is in the main separated from the land parcel by the A390. The nature of the topography means that much of this built edge does not have a significant impact on the wider rural landscape to the north of the parcel apart from the Truro College building which is a prominent skyline feature. Treliske Hospital car park and the Industrial Estate have developed to the south of the A390 and do not have clear boundary definition having developed beyond Penventinnie Lane. The hospital tower block and car park to the west and north are highly prominent features in the landscape, although there are hedges and trees which to some extent mitigate the impact of the built form of the hospital in views from the north. This not the case with the Treliske Industrial Estate where the built form lies behind a weak hedge boundary.

A rural lane gives access to the land parcel from the A390 roundabout, running to the north east close. This route forks to run north connecting farmsteads. The busy A390 bounds the cell to the south, a historic route shown on mapping recorded in 1748, connecting the city of Truro with land to the west. One footpath is shown in the land parcel, although the 'Quiet Lane' and rural highway network is used for public recreation. There are also a network of undesignated tracks and lanes to the west which are recorded on 1748 and 1809 mapping, forming a network connecting historic farmsteads and wider settlements. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

A significant part of the undeveloped area of the site is included in the Langarth Garden Village residential development which has outline planning permission, extending to the west into land parcel 14A. The Truro Northern Access Road (NAR) is planned to traverse this land parcel from east to west.

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:** mostly Post-medieval Enclosed Land, with Medieval Farmland on the south; and on the east, some Modern Enclosed Land and a tongue of C20 Settlement Type at Treliske
- b. **Sites: Prehistoric-Romano British.** In the west part of the Parcel, on the top of the spur are the site of a Bronze Age barrow, earthworks of a round or Iron Age to Roman period enclosed settlement, and a potential cross-promontory rampart associated with the round thought to survive as an earthwork. A lane on part of the line between the centre of the cross-spur earthwork and the

round may indicate an original route to the round adapted to serve the later settlement of Governs. To the east a field name is recorded which may refer to a round. This might be a round-like cropmark in a nearby field to the north west. Also the partly rounded hamlet of Stencoose, beyond that, as the possible site of a round.

- c. **Sites: Medieval.** Early routes, a north-south longer distance one linking the Bissoe, Newbridge and Kenwyn valleys, and a road running from the west to Truro via Kenwyn churchtown cross in the west part of the land parcel. The Medieval Farmland alongside contains sinuous medieval boundaries, and crop marks of others and of a longer medieval or earlier bank. An early paved road or causeway is referred to in a Cornish field name. On the east side of the Parcel, Stencoose and Treliske, formerly Liskers or Loscoes, which originate from medieval hamlets are in areas with planning approval; the Cornish names of both settlements refer to woods (probably in the Kenwyn Valley).
- d. **Sites: Post-medieval.** The Medieval Farmland in the west part of the Parcel was adapted with several smallholdings recorded in 1748, one since abandoned and others continuing in use, with associated fields or orchards and routes notably around Willow Green and at Governs. Two separate irregular hedged areas, nodes in the system of routeways near Willow Green, were mapped as rough ground c1880, and may be abandoned mines. On the west edge of the Parcel a field name may refer to early silver mining. There are remains of South Penhaldarva, a lead mine operating in the mid-19th century, and of a quarry at Governs mapped c1880. On the east, the field system south of Treliske, a country house built c1880 was made into an ornamental park on the approach to the house, with tree planting and removal of hedge boundaries (further altered by the present golf course). Several sites in near Treliske of small alignments of bell tents dating from the Second World War. These are components of temporary camps beside the A390 reaching as far west as Chiverton Cross, visible on aerial photographs of March 1944.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – SM**
Round north west of Penventinnie
- g. **Historic Landscape.** On the west the Medieval Farmland HLC Type has legible patterns of medieval fields with later holdings, routes and traces of mines adapting these. The Post-medieval Enclosed Land HLC Type has some clear smallholding landscape, and a contrasting pattern of larger fields possibly derived from an earlier one on the outer part of the spur, where the Iron Age to Roman period enclosure is a strong landscape feature in its river promontory setting. To the east the extensive modern landscaped golf course at Treliske now predominates.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology. The Post-medieval Enclosed Land on the spur is also considered to have high potential for important buried remains, as several important prehistoric to Roman period sites are known here

- i. **Other upstanding features important or equivalent to designated assets:** The cross-spur linear bank near Governs if of prehistoric origin would be considered of equivalent importance to a designated asset: High sensitivity
- j. **Settings of designated assets:** Scheduled round, the spur on which it lies is important, particularly the cross-spur linear bank and the area north east of that. The remaining farmland on the east part of the Parcel also contributes to the setting of the SM. High sensitivity. On the east in the Parcel extents of grassland, and mature ornamental trees, now in the golf course, are deigned components of the setting of the Grade II Listed Trelliske House
- k. **Cornish Cultural and Historic Distinctiveness :** The combination of a prehistoric round on a spur between valleys with a cross-spur earthwork, which may be found here, contributes to the earlier layers of distinctiveness in the Cornish landscape. Stone from quarrying recorded within the Parcel is very likely to have been used in local Cornish hedges or other structures. The smallholding settlements, particularly as they are relatively early so may be more vernacular in character, may have other distinctive aspects or features. Moderate or High sensitivity

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

1.3.7 Condition

Overall the landscape comprises well managed farmland. The key landscape characteristics of field pattern, Cornish hedges, historic settlement, transport pattern and tree cover are largely intact. However the tree canopy is limited in places through hedgerow management practices and mature trees have been historically lost to age and farming practices.

Urban intrusion impacts the southern central part of the parcel with Trelliske Industrial Estate and hospital development and significant area of car parking adjacent to the land parcel boundary. However, the urbanised area boundary is partially contained by Cornish hedge and woodland strips. There is limited urban intrusion to the western end of the parcel with the Truro Park and Ride located adjacent to the south west corner.

2. Visual context and characteristics

- 2.1. The upper slope and north east ridge to Governs Wood are prominent in views from the higher ground on the opposite side of the valley to the north and this reduces on the lower slopes due to topography and mature Cornish hedge vegetation cover restricting views.
- 2.2. Views into the site are generally from the farmland on the opposite south facing valley side. More distant views are experienced from the elevated farmland to the north. There is limited intervisibility due to intervening Cornish hedges, woodland and topography.

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

- 2.3. This parcel forms the foreground in views from the north towards the linear ridge top settlements of Threemilestone, Gloweth and Highertown and the expanse of open farmland forms a critical part of their rural setting.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are typical of the local landscape with many mature Cornish hedges in an intact historic landscape
2	Condition of elements and features	High	Predominantly intact and well maintained
3	Nature and complexity of landform	High	Undulating north facing valley side with incised valleys
4	Scale and pattern of landscape	High	Small to medium scale landscape with clear historic pattern evident
5	Historic features and sense of time depth	High	On the west is a legible pattern of medieval fields and two early routes, and, adaptation of this especially around Willow Green for smallholdings with small fields and former orchards, possible mine sites, and associated routeways. On the Govers spur the Scheduled Iron Age to Roman period enclosure is a strong landscape feature in its river promontory setting and a cross-spur bank may be related to it. To the east, parts of the grassland and trees now in a golf course are designed components of the parkland setting of the Listed Treliske House. Hedgerow trees visible on aerial photographs may include some mapped c1880.
6	Presence of natural elements	High	Strong interconnecting network of well vegetated Cornish hedges, well wooded tracks and trees around settlements. Hedges interconnectivity with the riparian woodland in the valley to the north.
7	Type of existing development	High	Scattered historic farmsteads and occasional modern residences
8	Relationship to settlement edge	Moderate	Urban intrusion on the southern boundary with limited screening from retained hedges
Visual Sensitivity			
1	Visual prominence	High	The upper slopes and north east ridges are prominent in views from the north which reduces as you move down the north facing slope
2	Openness and intervisibility	Moderate	Open fields but enclosed by mature Cornish hedges and areas of woodland.
3	Views available	High	Views from the landscape to the north and north east

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL14	H	H	H

5. Landscape Value

- 5.1 This land parcel comprises characteristic Cornish farmland in good condition with few intruding or detracting features. The landscape pattern exhibits good historic continuity with many historic and cultural features.

- 5.2 The parcel has a good scenic quality with a pleasing combination of landform and intact historic landscape pattern, overall the landscape is tranquil with aesthetic appeal.
- 5.3 The network of Cornish hedges bounding the fields and lanes provide habitat diversity and connectivity with the riparian woodland in the valley to the north. A footpath, rural lanes and tracks provide good recreational opportunity and access to the wider rural landscape from the settlement edge.

Landscape Value			
1	Distinctiveness of character	High	Landscape elements are typical of the character of the rural countryside
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	Scenic rural landscape of unspoilt character
4	Presence of cultural, historic or nature conservation associations	High	Land uses from prehistoric times are evident in the present landscape with historic settlements, field pattern, tracks and lanes, archaeology and mining relics. Connectivity with Kenwyn River corridor to the north, Cornish hedges, trees and woodland.
5	Recreational opportunities	Moderate	Footpath and network of historic rural lanes
6	Levels of tranquillity	High	High level of tranquillity, aesthetic and perceptual qualities. With some intrusion when in close proximity to the settlement boundary with the Highertown ridge

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity	
TL14	H	H	H	H	Low	Part with full planning consent

- 6.1 **Low** – Part of this land parcel has full planning consent for housing development, with a further application currently being prepared. In the remainder of the land parcel housing development will result severe harm/destruction of landscape character which mitigation measures can not prevent, reduce or remedy.

7. Development Potential

- 7.1 The 2000 Strategy⁵ concluded this land parcel was unsuitable for development as the landscape formed a strong attractive rural setting for the linear ridge-top settlements, where the existing settlement edge was surprisingly well-contained behind vegetation. It was considered development extending down the valley sides would intrude significantly upon the rural character and quality of the area.
- 7.2 Since this assessment was written a strategic decision has been made by Cornwall Council to develop this land and the land extending to the west

⁵ Landscape Design Associates. *Landscape Strategy for Truro, Falmouth and Penryn*. 2000

- into TL14A, to form an extension to the City from the Highertown linear development which extends to Threemilestone.
- 7.3 At the time of preparing this assessment much of this land parcel forms part of the emerging Langarth Garden Village and Northern Distributor Road (NAR) development applications.
 - 7.4 This landscape settlement edge assessment is critical to the development of the Langarth Garden Village and NAR proposals, providing valuable detail of both landscape and visual sensitivity, and landscape value.
 - 7.5 The following strategic guidance is provided to assist in the furtherance of these development proposals to ensure a landscape led design approach which positively integrates the future development into this attractive rural landscape.

8. Future Development – Strategic guidance

- 8.1 The development of an exemplar landscape and ecological infrastructure network is imperative. The overall design and layout should be rooted in the existing landscape and its important component features. Building densities, heights and areas of open space need to engender this landscape led approach.
- 8.2 Infrastructure proposals should include a combination of protection and enhancement of existing, as well as the creation of new blue/green features and interconnections, and ensure a minimum 10% net gain for biodiversity (specified by DEFRA) which not only halts the decline of natural assets but enhances them in a measurable way
- 8.3 An ecological strategic approach should be taken to development within this parcel and TL14A. Piecemeal development and surveys should be avoided and an overall coordinated approach should be adopted to ensure protected species and ecological connectivity are fully considered.
- 8.4 The northern boundary is adjacent to TL15 the Langarth Stream, part of the River Kenwyn corridor with its associated tributaries, and no development should be proposed in this border area, with the areas of wetland and woodland retained and enhanced. Significant undeveloped natural buffers of 50m minimum need to be established to the River Kenwyn corridor and its tributaries
- 8.5 Measures should be taken to protect and enhance connectivity between the wooded Langarth Stream, Kenwyn River, and tributary corridors and Cornish hedgerows to form a robust network connecting all blue/green infrastructure features within the landscape and ecological infrastructure design. Specifically, hedgerows and woodland around Willow Green Farm should be retained as should the length of hedge/woodland running diagonally above Willow Green Farm towards the woodland area within TL15.
- 8.6 Improve, diversify and expand upon natural assets to the north such as around Governs Wood and Treworder Wood
- 8.7 Opportunity to improve the built settlement edge to the south of the Treliske Industrial Estate, and establish woodland buffer zones to the valley woodlands, the southern boundary with Treliske Hospital and Industrial Estate. Refer to 'Guidance for Trees' in Appendix 4.
- 8.8 Ensure good future canopy cover and encourage new planting to mitigate historic loss to old age and farming practices. Both the location and species of any new planting should minimise the over-shadowing of homes and gardens, allowing sufficient room for future growth (considering mature

canopy size). Design layouts should give careful consideration to, and allow sufficient space when positioning development near to retained and proposed Cornish hedges and trees to remove possible future conflicts with residential properties requiring tree removal and/or heavy pruning

- 8.9 Under the Forest for Cornwall initiative the golf course could be considered for potential tree canopy gains
- 8.10 The development will need to include an ash dieback resilience and management plan to mitigate canopy losses.
- 8.11 Development will need to deliver increased species diversity required for climate change, pest and disease resilience, whilst considering sustainable tree cover through native habitat and more exotic species
- 8.12 Ensure sustainable retention of Cornish hedges within the development layout generally, allowing protection and enhancement of their landscape character and biodiversity value. Retain in the public realm (public open space, footpaths, and highways) with a 5m minimum undeveloped buffer strip, where sympathetic management can be guaranteed. Utilise existing access points to avoid visibility splay tree/hedge losses.
- 8.13 Ensure 10m minimum undeveloped buffer from canopy edge of all trees including those in Cornish hedges, and a 20m minimum undeveloped buffer from the canopy edge of all woodland areas.
- 8.14 Gap up and thicken hedgerows and tree belts that connect to existing woodlands
- 8.15 All major development should result in no net loss from all the habitat types which create canopy cover e.g. the woodland habitat types, hedgerows, orchards, etc (evidenced through the net gain metric). Through the retention of existing and/or the establishment of new trees, canopy coverage equal to 15 % of the site area needs to be provided.
- 8.16 Reduce visual impact by restricting development and/or building heights, in combination with retained, enhanced and new large canopy tree planting to form a wooded matrix throughout development areas, allowing trees to grow up between and rise through and above the development, as is characteristic of Truro. Opportunity also exists to improve urban edge around the existing housing development at Treliske
- 8.17 There are four minor valleys that would naturally act as drainage routes and around which drainage systems and SuDS would need to be based. To the west of Treliske the flow is partly toward the Coosebean Stream which flows to the west and to the River Kenwyn downstream of the New Mills flood storage dam. Development will need to comply with the requirements of the Critical Drainage Area.
- 8.18 Utilise SuDS design to enhance and/or create new habitat and amenity features integrated appropriately within the layout, ensuring a natural and not overly engineered appearance, with good connectivity with the wider landscape and ecological infrastructure.
- 8.19 Further assessment of archaeological potential for significant buried sites, on the west, the top of the spur could have further Bronze Age barrow sites in addition to the recorded one (based on topography, and the presence of barrow groups in the wider area). Buried early (medieval or post-medieval) silver/lead mining remains in the Medieval Farmland and the western Post-medieval Enclosed Land may be indicated by the varied evidence of a field name, the abandoned sites near Willow Green, and the network of routeways in that area which appear both old and changed through time. In the east around Treliske the Parcel could have buried

- remains of barrows or of other prehistoric activity such as pits, associated with the site of a group of eight barrows excavated in advance of works at Treliske Hospital adjoining the land parcel. This is of High sensitivity.
- 8.20 Many boundaries in and around the land parcel are Cornish hedges recorded on the Tithe Map of 1840, and one may be formed from a prehistoric cross-spur earthwork, so the historic criteria for the Hedgerow Regulations require consideration.
- 8.21 Maximise pedestrian permeability through the overall layout and link to the existing quiet rural lanes, public rights of way.
- 8.22 Create green access/corridors/pedestrian links to adjacent development
- 8.23 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.
- 8.24 Lagas⁶ mapping has identified that there is opportunity within this land parcel for further woodland, and biodiversity net gain which will link to a wider nature recovery network around the City.
- 8.25 The River Kenwyn and other 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.
- 8.26 The River Kenwyn corridor is considered of key importance when assessing environmental risk down stream from flooding, soil erosion, and pollution of watercourses. Further detail can be found on the Lagas Natural Capital Information web site⁷

⁶ Lagas Nature Recovery Network - Provides a draft nature recovery network map for Cornwall that reflects the stated goals and ambition of the nature recovery network as outlined in HM Government 25 Year Environment Plan. The map brings together mapping of existing nature networks, connecting corridors and habitat opportunities to identify those areas of mainland Cornwall that are envisaged as part of a nature recovery network. Lagas supports the Environmental Growth Strategy published by Cornwall Council. This strategy aims to deliver a healthy, growing natural environment alongside a vibrant economy in Cornwall.

⁷ <https://lagas.co.uk/app/product/nature-recovery-network>

TL14A Upper Kenwyn Valley Side (southern side - west section)



Looking south west



Looking south

This land parcel was not part of the 2000 Strategy¹ and has been included in this report in response to the increase in development in a westerly direction along the Highertown ridge. The land parcel currently has full planning consent with a further development application being prepared at the time of writing this report. The following assessment therefore provides a description of the local landscape character to inform any future planning decisions.

1. Local Landscape Character

This land parcel lies to the north of the Highertown ridge within two Landscape Character Areas². The key characteristics are described as follows:

1.1. CA11 – Redruth, Camborne and Gwennap

- *Strong field pattern enclosing small-medium scale fields and narrow lanes.*

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

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

- *Trees, occurring in hedges, valleys, corner of fields and around farm buildings.*
- *Valleys which are shallow and narrow, containing small streams.*

1.2. CA13 – Fal Ria, Truro and Falmouth

- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

Moderately sloping north facing valley side from the Highertown ridge at 110m AOD to the Langarth Stream in the south at 60m AOD, a tributary of the River Kenwyn. A further unnamed tributary runs northwards to join the Langarth stream with its valley sides facing north west and north east.

Refer to Map 5 - Topography – Appendix 1.

This 74 ha site lies to the west of, and adjoins, the Western Park and Ride at Langarth in the River Kenwyn catchment. The site is bounded to the south by the A390 and the River Tinney catchment. The northern edge runs alongside the Langarth Stream, flowing westward to the River Kenwyn, though the stream is just outside of the site area. Runoff flows are northward, from the A390 catchment boundary toward the Langarth Stream.

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

1.3.2 Biodiversity

The key habitat types within the parcel include fields of improved grassland and arable bounded by mature Cornish hedgerows with associated scrub and trees, areas of mature broadleaved woodland along the stream valley (predominantly included in cell 15A to the north) designated as Biodiversity Action Plan Woodland habitat and an area of wetland associated with the stream corridor along the northern boundary (connecting with wetland habitat in parcel 15a).

Cornish hedge boundaries remain intact from the 1875-1901 Historic mapping and provide significant wildlife habitat.

Cornish hedges are Cornwall's largest semi natural habitat with a high biodiversity value, combining the characteristics of wildflower meadows, woodland margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. Specific guidance for the integration of Cornish hedges within new developments is detailed in Appendix 5. This parcel is being considered for development and has already been subject to ecological surveys.

Land Parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC.

The River Kenwyn corridor is part of a wider natural network around the City and is one of the most important areas in terms of biodiversity and the provision of key ecosystems 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 site³.

1.3.3 Land cover and land use

Land is a mixture of pastoral and arable farmland, and is enclosed by Cornish hedges with their associated trees and shrubs.

Other land uses comprise farmsteads at West Langarth Farm (and two additional modern dwellings), limited linear woodland mainly along track and lanes and the significant development of the Truro park and Ride.

Agricultural land classification – classed as grade 3. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.3.4 Field and woodland pattern

This land parcel comprises a small to medium scale farmed landscape with scattered historic farm settlements/cottages. The intact landscape pattern very closely reflects that indicated on 1875-1901 Historic map. Areas where the edge growth is shown to be over 6m coincide with trees shown on the Historic mapping, highlighting the landscape and wildlife value of these veteran trees.

Mature trees are also clustered around farmsteads and continue along Cornish hedge field boundaries (many over 6m high), tracks and lanes, forming a strong interconnected network.

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 5⁴

Refer to Map 10 – Cornish Hedges and also Map 11a – 1875-1901 Historic map (west) – Appendix 1.

1.3.5 Settlement and transport

Settlement pattern is sparse predominantly scattered historic farmsteads with clustered buildings at West Langarth Farm and Langarth Farm. Other more recent buildings are noted to the western end of the parcel along the A390 and to the south of Langarth Farm north of Rosedene Farm

The busy A390 lies on the southern edge of the parcel. This route is shown on historic mapping recorded in 1748, the road connects to the city of Truro to the east and continues to the west.

³ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

⁴ Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide* 2018

One footpath traverses the site, on the line of a historic track connecting farmsteads. Other undesignated tracks and lanes exist to the eastern end of the parcel.

The present settlement edge on the southern boundary is linear development along the A390 of individual single storey dwellings and two farm complexes at Rosedene and West Langarth and the Truro west Park and Ride. The Threemilestone Industrial Estate lies on the southern side of the A390.

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

The entire undeveloped area of the site is included in the Langarth Garden Village residential development which has outline planning permission, and extends to the east into land parcel TL14.

There is currently no access to the parcel via adopted highways although a new road, the Northern Access Road (NAR) is planned to traverse the parcel in an east - west direction as part of the proposed development project.

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, with some Post-medieval Enclosed Land on the south and at the west end
- b. **Sites: Prehistoric-Romano British.** a curvilinear cropmark indicating a prehistoric enclosure, possibly prehistoric
- c. **Sites: Medieval.** cropmark of a buried boundary with trackway the c1840 map shows this is on the line of the edge against Polstraires Downs of the medieval fields later extended towards the main road. A lane mapped in 1813 runs across the Parcel east of centre parts lying in the areas without full planning approval.
- d. **Sites: Post-medieval.** A milestone with early 19th century style inscription stands near the main road; it has been moved to accommodate road widening. half a dozen sites in the parcel of alignments of bell tents arranged around the edges of roadside fields dating from the Second World War. The tents are considered likely to have housed American troops prior to D Day
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – LB** Milestone, Grade II
- g. **Historic Landscape.** In the area of the Parcel without full planning consent, the origin of the Medieval Farmland is marked by sinuous field boundaries.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology. Traces of the wartime camp may survive belowground and if so though relatively recent may be significant
- i. **Settings of designated assets:**

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

1.3.7 Condition

Overall the landscape comprises well managed farmland. The key landscape characteristics of field pattern, Cornish hedges, historic settlement, transport pattern and tree cover are largely intact. However the Truro Park and Ride, pylons and communications mast form intrusions into the otherwise rural landscape

2. Visual context and characteristics

- 2.1 Despite the proximity to the ridge top settlements, this land parcel is not widely visible in the surrounding landscape due to its topography sloping down to the Langarth Stream and mature Cornish hedge vegetation cover restricting views. Views into the site are generally from the farmland on the opposite south facing valley side. More distant views are experienced from the elevated farmland to the north. The parcel is largely not visible from the built up areas of the City or ridge top settlements. There is limited visibility from the Truro Park and Ride and the A390 due to intervening woodland and Cornish hedges. The parcel has a relatively open character with moderate intervisibility.
- 2.2 This land parcel does not form part of the visual setting of Truro but forms the foreground in views from the north towards the linear ridge top settlements of Threemilestone and Gloweth and the expanse of open farmland forms a critical part of their rural setting. The parcel is at close proximity to areas of built development to the south and east but associates strongly with a wider rural hinterland.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape
2	Condition of elements and features	High	Predominantly intact and well maintained
3	Nature and complexity of landform	Moderate	Simple landform on a north facing slope
4	Scale and pattern of landscape	Moderate	Small to medium scale landscape with historic pattern evident
5	Historic features and sense of time depth	Moderate	The area without full planning approval has sinuous field boundaries indicating the origin of the Medieval Farmland, and also parts of a lane legible beyond the Parcel as following an early route. A Listed milestone marks past use of the main road on the south.
6	Presence of natural elements	High	Strong interconnecting network of well vegetated Cornish hedges, well wooded tracks and trees around settlements
7	Type of existing development	High	Scattered historic farmsteads and occasional modern residences

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

8	Relationship to settlement edge	Moderate	Edge is largely contained and separated by the A390
Visual Sensitivity			
1	Visual prominence	High	The upper slopes are part of the Highertown ridge
2	Openness and intervisibility	Moderate	Open fields but enclosed by mature Cornish hedges and wooded lanes reducing intervisibility.
3	Views available	High	Views from the landscape to the north and north east

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL14A	H	H	H

5. Landscape Value

- 5.1. This land parcel comprises characteristic Cornish farmland in good condition with few intruding or detracting features. The landscape pattern exhibits good historic continuity with a number of historic and cultural features.
- 5.2. The network of Cornish hedges bounding the fields and lanes provide habitat diversity and connectivity with the riparian woodland in the valley to the north.
- 5.3. The parcel has a good scenic quality with a pleasing combination of landform and landscape pattern, overall the landscape is tranquil with aesthetic appeal. Footpath, rural lanes and tracks provide recreational opportunity.

Landscape Value			
1	Distinctiveness of character	High	Landscape elements are typical of the character of the rural countryside
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	Scenic rural landscape of unspoilt character
4	Presence of cultural, historic or nature conservation associations	High	Land uses from prehistoric times are evident in the present landscape (historic settlements, field pattern, tracks and lanes, archaeology and mining relics). Presence of stream corridor, Cornish hedges, trees and woodland.
5	Recreational opportunities	Moderate	One footpath which runs from the A390 across arable fields to connect to a farm track to Little Regarded Farm.
6	Levels of tranquillity	High	High level of tranquillity, aesthetic and perceptual qualities. With some intrusion when in close proximity to the A390

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL14A	H	H	H	H	Land with full planning consent

7. Development Potential

- 7.1 At the time of preparing this assessment much of this land parcel forms part of the emerging Langarth Garden Village and Northern Distributor Road (NAR) development applications.
- 7.2 This landscape settlement edge assessment is critical to the development of the Langarth Garden Village and NAR proposals, providing valuable detail of both landscape and visual sensitivity, and landscape value.
- 7.3 The following strategic guidance is provided to assist in the furtherance of these development proposals to ensure a landscape led design approach which positively integrates the future development into this attractive rural landscape.

8. Future Development – Strategic guidance

- 8.1. The development of an exemplar landscape and ecological infrastructure network is imperative. The overall design and layout should be rooted in the existing landscape and its important component features. Building densities, heights and areas of open space need to engender this landscape led approach.
- 8.2. Infrastructure proposals should include a combination of protection and enhancement of existing, as well as the creation of new blue/green features and interconnections, and ensure a minimum 10% net gain for biodiversity (specified by DEFRA) which not only halts the decline of natural assets but enhances them in a measurable way
- 8.3. An ecological strategic approach should be taken to development within this parcel and TL14A. Piecemeal development and surveys should be avoided and an overall coordinated approach should be adopted to ensure protected species and ecological connectivity are fully considered.
- 8.4. The northern boundary is adjacent to TL15A the Langarth Stream, part of the River Kenwyn corridor with its associated tributaries, and no development should be proposed in this border area, with the areas of wetland and woodland retained and enhanced. Significant undeveloped natural buffers of 50m minimum need to be established to the River Kenwyn corridor and its tributaries
- 8.5. Measures should be taken to protect and enhance connectivity between the wooded Langarth Stream, Kenwyn River, and tributary corridors and Cornish hedgerows to form a robust network connecting all blue/green infrastructure features within the landscape and ecological infrastructure design.
- 8.6. Allow space within the layout for the development of specimen trees including forest sized specimens at appropriate locations to help integrate development within the existing landscape and visual character of Truro. Allow for the development of hedgerow standards where possible. Refer to 'Guidance for Trees' in Appendix 4.
- 8.7. Ensure good future canopy cover and encourage new planting to mitigate historic loss to old age and farming practices. Both the location and species of any new planting should minimise the over-shadowing of homes and gardens, allowing sufficient room for future growth (considering mature canopy size). Design layouts should give careful consideration to, and allow sufficient space when positioning development near to retained and proposed Cornish hedges and trees to remove

- possible future conflicts with residential properties requiring tree removal and/or heavy pruning
- 8.8. The development will need to include an ash dieback resilience and management plan to mitigate canopy losses.
 - 8.9. Development will need to deliver increased species diversity required for climate change, pest and disease resilience, whilst considering sustainable tree cover through native habitat and more exotic species
 - 8.10. Ensure sustainable retention of Cornish hedges within the development layout generally, allowing protection and enhancement of their landscape character and biodiversity value. Retain in the public realm (public open space, footpaths, and highways) with a 5m minimum undeveloped buffer strip, where sympathetic management can be guaranteed. Utilise existing access points to avoid visibility splay tree/hedge losses.
 - 8.11. Ensure 10m minimum undeveloped buffer from canopy edge of all trees including those in Cornish hedges, and a 20m minimum undeveloped buffer from the canopy edge of all woodland areas.
 - 8.12. Gap up and thicken hedgerows and tree belts that connect to existing woodlands
 - 8.13. All major development should result in no net loss from all the habitat types which create canopy cover e.g. the woodland habitat types, hedgerows, orchards, etc (evidenced through the net gain metric). Through the retention of existing and/or the establishment of new trees, canopy coverage equal to 15 % of the site area needs to be provided.
 - 8.14. Reduce visual impact by restricting development and/or building heights, in combination with retained, enhanced and new large canopy tree planting to form a wooded matrix throughout development areas, allowing trees to grow up between and rise through and above the development, as is characteristic of Truro.
 - 8.15. Development will need to comply with the requirements of the Critical Drainage Area.
 - 8.16. Utilise SuDS design to enhance and/or create new habitat and amenity features integrated appropriately within the layout, ensuring a natural and not overly engineered appearance, with good connectivity with the wider landscape and ecological infrastructure.
 - 8.17. Many boundaries in and around the land parcel are Cornish hedges recorded on the Tithe Map of 1840, and one may be formed from a prehistoric cross-spur earthwork, so the historic criteria for the Hedgerow Regulations require consideration.
 - 8.18. Maximise pedestrian permeability through the overall layout and link to the existing quiet rural lanes, public rights of way.
 - 8.19. Create green access/corridors/pedestrian links to adjacent development
 - 8.20. 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.

- 8.21. Lagas⁶ mapping has identified that there is opportunity within this land parcel for further woodland, and biodiversity net gain which will link to a wider nature recovery network around the City.
- 8.22. The River Kenwyn and other 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.
- 8.23. The River Kenwyn corridor is considered of key importance when assessing environmental risk down stream from flooding, soil erosion, and pollution of watercourses. Further detail can be found on the Lagas Natural Capital Information web site⁷

⁶ Lagas Nature Recovery Network - Provides a draft nature recovery network map for Cornwall that reflects the stated goals and ambition of the nature recovery network as outlined in HM Government 25 Year Environment Plan. The map brings together mapping of existing nature networks, connecting corridors and habitat opportunities to identify those areas of mainland Cornwall that are envisaged as part of a nature recovery network. Lagas supports the Environmental Growth Strategy published by Cornwall Council. This strategy aims to deliver a healthy, growing natural environment alongside a vibrant economy in Cornwall.

⁷ <https://lagas.co.uk/app/product/nature-recovery-network>