

TL15 and TL15A Upper Kenwyn Valley



Looking west



Looking east, also showing TL14 and TL16

This valley land parcel has been extended and now includes TL15 from the 2000 Strategy¹ and an additional section of the Kenwyn River valley to the west referred to as TL15A. The following description combines details of the character and landscape capacity for both TL15 and TL15A.

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

1. Local Landscape Character

This land parcel lies on the south eastern edge of Truro within Landscape Character Area (LCA) CA13 – Fal Ria, Truro and Falmouth². The key characteristics from this LCA are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature.*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*
- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*

1.2. Local Landscape Character description

1.2.1 Topography and drainage

The deeply incised Kenwyn River valley extends north west from the settlement edge of Truro creating a strong sense of enclosure through the steep valley sides. The main river corridor is fed by two tributaries running to the north west and west, which each lie in valleys which become increasingly shallow as you move up stream.

Refer to Map 5 - Topography – Appendix 1.

This 172 ha site encompasses the river corridors and valleys of the River Kenwyn and its tributaries. It includes the River Kenwyn, its tributaries the Langarth Stream, the Willow Green Stream and part of the Boscolla Stream where it meets the Kenwyn at New Mills. It also includes the dam and flood storage area at New Mills, which is clearly not available for development

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

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 site³

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

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

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

soil erosion by water mitigation. Further detail can be found on the Lagas Natural Capital Information web site⁴;

1.2.2 Biodiversity

This land parcel contains a mosaic of important interlinking habitats, including woodland and different forms of aquatic habitats including ponds as indicated on the maps.

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 site⁵

The Treworder Woods County Wildlife Site (CWS) is located in this land parcel covering 25.1Ha, and comprises a range of woodland habitats, including some ancient woodland. The area is also a Biodiversity Action Plan habitat for Wet Woodland and Oak Upland. Brown Trout have also been recorded in the stream.

The 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 site⁶

Lagas⁷ mapping⁸ has identified that there is opportunity within this land parcel for further woodland and wetland habitat, and biodiversity net gain which will link to a wider natural network around the City

1.2.3 Land cover and land use

This a largely undeveloped land parcel of arable and pastoral farmland, woodland, isolated farms and dwellings and a network of narrow rural lanes.

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

Agricultural land classification –classified as predominantly Grade 3 with a small area of Grade 2 to the west.

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

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

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

⁶ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

⁷ 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.

⁸ <https://lagas.co.uk/app/product/nature-recovery-network>

1.2.4 Field and woodland pattern

The valley sides are heavily wooded, with well managed pasture on the more open slopes bounded by an intact mature hedge structure predominantly exceeding 6m in height.

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

Governs Wood is ancient woodland and lies on the north facing slopes of the ridge extending NE from the Highertown ridge and is part of the Treworder Woods 25.1Ha County Wildlife Site which covers the valley slopes to the west of Treworder Farm.

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

1.2.5 Settlement and transport

This a largely undeveloped land parcel of arable and pastoral farmland, woodland, isolated farms, sparse dwellings and a network of narrow rural lanes, some of which have been designated 'Quiet Lanes'⁹.

Footpaths and bridleways link the valley bottoms with the open ridges and rural highway network

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

1.2.6 Historic pattern

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

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

- a. **HLC:** Medieval Farmland with Post-medieval and Modern Enclosed Land, several units of Plantations and Scrub (or self-sown woodland) in the steeper western end of this section of the Kenwyn valley, and a few small units of Upland Rough Ground (the Type including rough ground in valleys as well as higher downs) the larger of which appears now mostly farmed..
- b. **Sites: Prehistoric-Romano British.** Field boundaries below the Governs ridge have arcs concentric to the round on top of the ridge in TL14 (DCO 905), and may be of prehistoric origin. The Cornish name of a field near Boscolla may refer to the site of a linear earthwork, which could date from the later prehistoric to Early Medieval period.
- c. **Sites: Medieval.** An early road connected to a route to Kenwyn churchtown runs through the Parcel. Field systems associated with medieval hamlets are extensive. A lane mapped in 1813 runs across the centre of the Parcel. To the north it runs along the curving edge of the medieval field system of Bosvisack, so here it is probable that it is post-medieval as a hedged lane but follows the line of an earlier route on former downs around the fields

⁹ Quiet Lanes are minor rural roads which are appropriate for shared use by walkers, cyclists, horse riders and motorised users. They should have low traffic flows travelling at low speeds

- d. **Sites: Post-medieval.** A small settlement at Little Governs. Mining at Penhaldarva, active over a decade or so around the mid-19th century, has left shafts and other traces. Tregavethan and Treworder Woods on the west are not shown on the 1813 map and may have been planted as coppices. Traditional 'clapper' type small bridges some with associated old rails and causeways. Fords either with a modern bridge or without, and watermills with sites of their leats are recorded in the valley bottoms. The parcel captures part of a cluster of orchards beside Little Regarded, and the farmyard, orchard, and fish pond at Croft West. The maps of 1813 and c1840 record the kennels of the Four Burrow Hunt, in the south edge of the Parcel; Land and routes elsewhere in the Parcel will have been used for exercising the hounds and taking them hunting.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – LB** - Footbridges, over the River Kenwyn and leat alongside, with linking causeway, Grade II
- g. **Historic Landscape.** Medieval Farmland is clearly legible with strip-derived patterns of fields with riverside pastures, and hamlets, articulated with historic routes including fords and later traditional bridges. Features historic water management features and river crossings, and settlement shows adaptation to the riverine landscape. Leat may have particular significance in relation to policy C2 in the Truro and Kenwyn NDP for preservation of the historic leats in the valleys running to Truro. Some small enclosures remain to show the Post-medieval Farmland character, including a plot with tree cover at the site of Little Regarded orchard
- h. **Below-ground archaeology.** The units of Modern Enclosed Land here are altered Medieval Farmland, so like that HLC Type have high potential for buried medieval or earlier archaeology, including at a settlement site north of Penglaze. The name of Ninnis Farm, derived from the Cornish for 'island', refers to its siting on a well-defined rise around which the Tregavethan and Roseworthy streams, a place which may have attracted earlier settlement-related activity

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork¹⁰.

1.2.7 Condition

Well managed pasture with intact hedges and woodland structure

2. Visual context and characteristics

- 2.1. The intact structure of trees and hedges contributes to the strong sense of place and high scenic quality. The valley forms part of the foreground in views from the north towards the linear ridge top settlements of Threemilestone, Gloweth and Highertown, and supports the character of the land to the south which forms a critical part of their rural, unspoilt

¹⁰ <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

setting. Overall, however, the valley is of low visual prominence with low intervisibility due to its low-lying, incised nature and wooded character, with views into the site restricted to immediately adjacent land and minor roads.

- 2.2. This linear land parcel does not form part of the visual setting of Truro but forms part of the foreground in views from the north towards the linear ridge top settlements of Threemilestone, Gloweth and Highertown. Although its low-lying incised character reduces its visual prominence it supports the character of the land above it to the south which forms a critical part of the rural unspoilt setting of these settlements

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	The landscape elements are key to the character and reflect the key characteristics of CA13.
2	Condition of elements and features	High	The features are in good condition
3	Nature and complexity of landform	High	Complex valley landform, varied valley topography
4	Scale and pattern of landscape	High	Small scale landscape with complex patterns including small scale field patterns, mature trees in hedges, riparian woodland, range of habitats, varied land use
5	Historic features and sense of time depth	High	The predominantly Medieval Farmland is clearly legible with extensive patterns of strip-derived fields with riverside pastures, hamlets (some parts of which are outside areas with full planning approval), and historic routes, including fords and later traditional bridges two of which are Listed. The course of a leat recorded in the 18th century, which may have served three mills and fed the leat system in the historic core of Truro, runs off the River Kenwyn here
6	Presence of natural elements	High	A strong presence of natural elements that make a positive contribution to character.
7	Type of existing development	High	Isolated farms and very small numbers of dwellings
8	Relationship to settlement edge	High	This area is completely separated and does not connect to the present 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
TL15 & TL15A	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 The Treworder Woods County Wildlife Site (CWS) is located in this land parcel covering 25.1Ha with a range of woodland habitats, including ancient woodland. The land parcel also contains an extensive area of Biodiversity Action Plan woodland habitat.
- 5.3 Lagas¹¹ mapping¹² 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 Lagas mapping has also identified that within this land parcel there are opportunities for biodiversity net gain which will link to a wider natural network around the City
- 5.5 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 site¹³
- 5.6 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 site⁸

	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, a County Wildlife Site with ancient woodland
5	Recreational opportunities	High	A number of footpaths and a bridleway, as well as quiet rural lanes create a recreational network.
6	Levels of tranquillity	High	High levels of tranquillity with strong perceptions of peaceful ness and naturalness.

¹¹ 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.

¹² <https://lagas.co.uk/app/product/nature-recovery-network>

¹³ Lagas provides natural capital information and supports the Environmental Growth Strategy published by Cornwall Council <https://lagas.co.uk/>

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL15 & TL15A	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. The steep landform and intimate scale of the valley also make the area generally unsuitable for development.

TL16 & TL17 Upper Kenwyn Valley Side



From the west

The 2000 Strategy¹ assessed TL16 and TL17 as one description, and this has been repeated in this assessment, as they are small areas of land which demonstrate a similar landscape character, visual presence and landscape value.

1. Local Landscape Character

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

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature.*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*
- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*

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

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

- *A busy landscape with much movement of people between the urban centres and **lots of river traffic***

1.2. CA14 – Newlyn Downs

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys. In the north, these reach the coast.*
- *Medium to large scale broadly rectilinear fields of pasture or arable.*
- *Low Cornish hedges and hedgerows.*
- *Significant area of Lowland Heathland at Newlyn Downs and along the coast between Perranporth and St Agnes*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*
- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*
- *Prominent barrows on higher ground, numerous late prehistoric defended / enclosed farmsteads (rounds) and mining remains in the west.*
- *A30 along the higher ground with associated development (roadside settlements).*
- *Windfarms at two sites along the ridge line.*
- *Long views to the north and the coast.*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

South and south east facing valley sides rising to the east and west above the upper Kenwyn River corridor. The ground rising to ridges at 100m AOD which then run north west to join the high ridge at Chiverton Cross. This high ground slopes steeply to two tributary valleys of the River Kenwyn, including the Boscolla stream. Refer to Map 5 - Topography – Appendix 1.

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

This 52 ha site is located just north of the New Mills flood storage dam, though is separated from the Main River and flood storage area by around 100m to 200 m. The western part of the site drains to the Boscolla Stream, which joins the River Kenwyn on the upstream side of New Mills dam. A watercourse flows southwards through the eastern area of the site, which drains to the River Kenwyn downstream of the flood storage dam

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

1.3.2 Biodiversity

Habitat types are predominantly open fields with Cornish hedges and trees. Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood margins, scrub, and rocky outcrops. They are identified

as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. For further guidance on Cornish hedges refer to Appendix 5³

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

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

1.3.3 Land cover and land use

The majority of this land is open pasture and arable fields, with an unspoilt intact rural character that is visually and physically detached from the main built area on the Highertown ridge. It occupies the south-facing side of the ridge that slopes down into the main valley of the River Kenwyn and its tributaries.,

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

Predominantly a landscape of medium to large scale fields, with much smaller scale fields on the steeper valley slopes. This is a historically intact field pattern which has seen very little change since the 1875-1901 mapping. The mature hedges with trees over 6m are concentrated on the lower slopes and tributary valleys and overlay the positions of trees shown on the 1875 Historic map. These veteran trees are of great value to the local landscape character and for the flora and fauna they support.

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 On the upper slopes the hedges are clipped and only reach heights of 3m. The south western boundary with TL15 abuts th County Wildlife Site of Treworder Wood, also an area of Biodiversity Action Plan woodland habitat which follows the course of the River Kenwyn. The Kenwyn Valley provides a significant blue and green corridor into the city of Truro.

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

1.3.5 Settlement and transport

As an area of rural farmland the only settlement is a scattering of isolated farm complexes. The south east corner borders a small residential development but this is screened by canopy cover. The housing within the parcel is of an historic nature and conforms to the

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

local vernacular. The eastern edge of the parcel is delineated by the B3284 Kenwyn Road which eventually joins the A30. The southern boundary is marked by New Mills Lane (also designated as a cycle track). The only other rural road to Boscolla is designated as a Quiet Lane. There is no other public access to this land.

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, part of a large tract of that HLC Type on the north side of the HA area
- b. **Sites: Prehistoric-Romano British.** The name Round Field indicates the site of a round on the valley side of TL17 east of the confluence of the tributary stream with the Kenwyn
- c. **Sites: Medieval.** The field system and lanes incorporated are likely to be early medieval, like the settlement of Treworder near the centre of TL16 documented in 1327 and with the Cornish tre element of its name indicating a pre-Norman origin
- d. **Sites: Post-medieval.** Crop marks towards the east side of TL16 may indicate buried mining remains. c1840 and c1880 maps show a barn or other outlying building at Boscolleth Downs near the west corner of TL17, abandoned before c1908
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** none
- g. **Historic Landscape.** the field pattern mapped c1880 survives with sinuous boundaries some having kinks or dog-legs showing derivation from medieval strips.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for survival below ground of buried medieval or earlier archaeology, and potential for buried early mining remains is also indicated here

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

1.3.7 Condition

It is an intact unspoilt attractive landscape of well-managed and maintained open pastureland and Cornish hedges that retains the historic structure of fields and farms. It is given distinctive character by its connection to the valley of the River Kenwyn.

2. Visual context and characteristics

- 2.1. This is an attractive landscape with an unspoilt rural character. The higher sections have an open character with moderate intervisibility, and are prominent in views from the southern Highertown ridge. The lower parts

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

of the valley are screened from views by topography and tree cover. There are distant views to Treliske in the south and to the open countryside to the north. There are overhead powerlines and pylons that run through the area however they do not detract significantly from these qualities.

- 2.2. TL16 and TL17 do 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. The TL16 and TL17 are visually and physically detached from areas of built development and part of a wider rural hinterland, being more strongly related to the open countryside extending northwards.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are typical of the character of the upper slopes of a rural river valley landscape with mature hedges on the lower slopes and clipped hedges on the exposed upper ridge areas
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	High	Plateau areas that descend to steep sided tributary valleys with rolling pasture.
4	Scale and pattern of landscape	High	A combination of Medium to large scale fields with their historic field pattern and smaller fields in the valleys
5	Historic features and sense of time depth	Low	The Medieval Farmland contains some long relatively narrow fields, and larger ones with sinuous boundaries with kinks or in places dog-legs, all indicators of derivation from medieval strips. Part of a parish boundary follows an arc of field boundaries.
6	Presence of natural elements	High	There are well established and historic Cornish hedges with mature tree cover, pastureland and areas as woodland, as well as the tributary streams.
7	Type of existing development	High	Development is historic and consists of a few isolated farms.
8	Relationship to settlement edge	High	This area does not connect to the present settlement edge
Visual Sensitivity			
1	Visual prominence	High	The upper elevated sections of this land are visible from the west and south, where the wider elevated ridges terminate at the Kenwyn River corridor. There is stronger visual connection with the open countryside which extends northwards.
2	Openness and intervisibility	Moderate	The plateau areas are open with large scale pasture and lower hedge-lines that are relatively flat and provide moderate intervisibility. These parts can be viewed from the north and west from outside TL17. The valleys are fairly steep and the curving topography of the land, as well as canopy cover results in lower levels of openness and intervisibility, both from within and outside the parcel.
3	Views available	High	The rising ground is clearly seen from the Highertown ridge to the south with more limited views from the east and west due to the mature trees and hedges.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL16 & TL17	H	H	H

5. Landscape Value

5.1 The unspoilt character of this land parcel is a key part of the rural setting of Truro. It is set beyond the visual edge, being divided from the city by the northern ridgeline. The plateau areas are well-managed open and exposed farmland which become smaller fields surrounded by higher mature Cornish hedges in the lower valley slopes. There is only a scattering of farms through the area which heightens the pastoral character.

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	Elements are intact, mature and in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	High	An intact historic field pattern with aesthetic appeal retaining its scenic value as rural pastureland which is key to the northern approach to Truro.
4	Presence of cultural, historic or nature conservation associations	Moderate	There is nature conservation value in the mature Cornish hedges, pasture and tributaries.
5	Recreational opportunities	Moderate	Limited public rights of way, however these connect into the network of rural lanes This area can be accessed by walkers, cyclists and riders by the Quiet Lane and also by the cycle track.
6	Levels of tranquillity	High	Tranquil, although some minor intrusion in close proximity to the Kenwyn Road

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL16 & TL17	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** – housing development within this landscape would alter its rural unspoilt character and affect the wider landscape setting of the ridge-top settlements. It is physically and visually detached from areas of built development and it is therefore unsuitable for development.

TL16A Upper Kenwyn Valley Side north (west section)



Looking north west



Looking west

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.

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.*
- *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

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

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

- *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.*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

Land rising to a ridge at 100m AOD which runs west increasing in height to join the highest ground in the local area at Chiverton Cross. The land has a moderate south facing gradient increasing to the east where the ridge terminates in an east facing slope approximately 60m AOD. The Langarth Stream, a tributary of the River Kenwyn lies at the foot of the slope in the adjacent land parcel TL15A
Refer to Map 5 - Topography – Appendix 1.

This 126 ha site lies in the northern catchment to the Langarth Stream, though the western end also encompasses part of the southern side of the catchment and the upper reaches of the Langarth Stream runs through the western region of the site. The northern edge is the catchment boundary to a separate tributary to the Kenwyn. There are no watercourses or other hydrological features on the site.
Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

1.3.2 Biodiversity

A variety of habitat types exist within the parcel, the key habitat types include fields of predominantly improved grassland with some arable, bounded by Cornish hedgerows with associated scrub and trees, areas of mature broadleaved woodland along stream valley on the boundary with TL15A to the south, which is designated as Biodiversity Action Plan Woodland habitat. Remnant area of former woodland plantations at Croftwest is shown on 1875 mapping.

Treworder Woods to the east of the land parcel is part of a 25.1Ha County Wildlife Site designated for its Upland Oakwood 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 biodiversity value of the habitats within the parcel can only be fully evaluated following a detailed ecological survey.

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 predominantly pastoral with occasional arable farmland, and is enclosed by Cornish hedges with their associated trees and shrubs. Other land uses consist of limited areas of plantation woodland at Croft West, scattered farms, cottages and small number of modern dwellings,

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

Truro Airfield (part included) at north western end of cell, single wind turbine at Truro Airfield and two wind turbines north west of Bosvisack Farm.

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 and cottages. The landscape pattern reflects that indicated on 1875-1901 Historic map, although there is some loss of areas of plantation woodland and amalgamation of small fields with consequent loss of field boundaries.

Mature trees are clustered around settlements and continue along Cornish hedge field boundaries shown on the mapping to be over 6m in height. These mature hedges coincide with trees marked on the 1875-1901 Historic mapping indicating their present age, and both their landscape and wildlife value.

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

Settlement pattern is sparse predominantly comprising scattered historic farmsteads with clustered buildings at Deerpark, Little Regarded Farm, Bosvisack and Rosewinnack. A few modern residential properties have been developed to the eastern end of the parcel along the A390.

Access is limited to two unlit rural lanes, one to the eastern end of the parcel and one towards the western end. Both lanes connect with the A390 to the south and are visible on historic maps. The lane to the east being recorded on 1809 OS mapping leading from Threemilestone to St Agnes, crossing the Langarth stream and River Kenwyn to the north. To the western end of the parcel, the busy A390 bounds the cell to the south. This route is shown on historic mapping recorded in 1748, the road connects to the city of Truro to the east and continues to St Agnes to the west.

Two footpaths cross the land parcel through the middle of fields from the A390 heading north

Other undesignated tracks form a network across the site, on the lines of historic tracks connecting farmsteads.

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:** Post-medieval Enclosed Land HLC Type with some Medieval Farmland and Plantations or Scrub (here including a couple of compact historic plantations, and some self-sown woodland) and limited C20 farmland
- b. **Sites: Prehistoric-Romano British.** North east of Croft West a cropmark indicative of a buried Bronze Age barrow. Nearer to Croft West cropmarks of the buried ditches of a 'round' or Iron Age to Roman period enclosed settlement. A multi-vallate hillfort at Bosvisack is well-preserved with substantial ramparts. It formerly contained earthworks interpreted as possible remains of roundhouses. Cropmarks indicating round mounds east of the Bosvisack hillfort may also be prehistoric. A circular cropmark plotted nearby almost 50m across may indicate an early feature as the road on its south kinks at its site.
- c. **Sites: Medieval.** The higher west end includes part of a large oval site interpreted as a deer park, noted in the HER as potentially serving Tregavethan Manor, indicated on the c1840 Tithe map. Deer parks require access to a water supply for the animals and it is possible that the park had an outer compartment running to a stream, part of which might also be in this land parcel. The farmland includes parts of the fields systems of Deer Park, and Bosvisack on the east where the early medieval hamlet, a Domesday Manor. An early north-south through-route crosses the land parcel near its east end.
- d. **Sites: Post-medieval.** The Tithe map of c1840 shows sites of settlements which have since been abandoned. Cropmarks indicate buried boundaries of some of the fields of the smallholding landscape now altered, north east of Little Regarded. Little Regarded, and Croft West e farmhouse is recorded as dating from around the early-mid 18th century with their field systems, which have continued in use.
Wheal Comfort mine, on the west, is marked on the OS map of 1813 and north of Little Regarded, is the site of a small Methodist Chapel mapped in c1840 and c1880 and gone by c1908.
The sites of two clusters of alignments of bell tents arranged around the edges of roadside fields dating from the Second World War.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – SM** Hillfort north east of Bosvisack. **LB** Croft West Farmhouse, Grade II
- g. **Historic Landscape.** The historic character of Post-medieval Enclosed Land, retaining some important high-status medieval and prehistoric earthworks, and adapting earlier post-medieval or older field systems in places, is generally clear. The Iron Age hillfort at

Bosvisack is a prominent landscape feature in its river promontory setting

- h. **Below-ground archaeology.** There is high potential for buried medieval or earlier archaeology in the Medieval Farmland HLC Type, and in parts of the Post-medieval Enclosed Land showing adaptation from this. On the west in the Post-medieval Enclosed Land remains of the known abandoned post-medieval settlements are likely to survive below ground. Buried traces of the wartime camp may survive and if so though relatively recent may be significant.
- i. **Settings of designated assets:** Important earthworks may survive at the probable medieval pale at Deer Park. High Sensitivity.

The eastern part of the ridge in particular is important as the setting of the hillfort near Bosvisack with its location and multi-vallate plan showing early adaptation of settlement to the river promontory landscape High Sensitivity.

The north land is close to a mound Scheduled as a bowl barrow TL16B may have significance related to the SM. High Sensitivity.

- j. **Cornish Historic and Cultural Distinctiveness:** Vernacular and distinctive features are likely in the surviving parts of the mining era pattern of cottage scale farmsteads, dispersed each in its system of smaller regular fields rather than clustered in hamlets, at Little Regarded and Croft West. Across the Parcel, field boundaries may have facing and gateposts of local stone or granite. 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 some hedges are in poor condition or with poor species diversity. The better quality hedges occur as you move down into the valley and to the east. Partial loss of historic woodland at Croftwest Plantation. A large scale loss of hedgerow standards is noted. Cornish hedges losses are evident due to field amalgamation.

The wind turbines at Truro Airfield and north west of Bosvisack form modern landscape intrusions.

2. Visual context and characteristics

- 2.1 This land parcel is physically detached from the built up areas of Truro by the Kenwyn Valley and strongly relates to the open countryside extending northwards.
- 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

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

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 Kenwyn Valley corridor, 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 local landscape, including mature intact Cornish hedges and medium scale field pattern
2	Condition of elements and features	High	Predominantly intact and well maintained
3	Nature and complexity of landform	Moderate	Simple landform on a south and east facing slope
4	Scale and pattern of landscape	High	Medium scale landscape with clear historic pattern evident
5	Historic features and sense of time depth	High	On the east the Scheduled hillfort near Bosvisack with its multivallate plan shows early adaptation of settlement to the river promontory landscape. The Medieval Farmland on the east is legible, as is an early north-south through-route, and on the west is part of a probable medieval deer park. Post-medieval farmland shows in places adaptation, as well as expansion, from earlier field patterns. The farmsteads of Little Regarded and of Croft West with its Listed farmhouse, and their field systems, mark in the landscape an intensification in farming of the mining era, represented also by a notable concentration on the west of recorded sites of smallholding farmstead sites, and a Methodist chapel, which do not survive above ground
6	Presence of natural elements	High	Strong interconnecting network of Cornish hedges, hedgerow standards, wooded stream corridor and woodland plantations. Designated County Wildlife Site –Treworder Woods.
7	Type of existing development	High	Sparsely developed with existing buildings contributing positively to the landscape character
8	Relationship to settlement edge	High	Currently remote from the settlement edge
Visual Sensitivity			
1	Visual prominence	High	Extensive views across the higher parts of the land parcel from 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 of the upper slope from the south

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL16A	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 landscape pattern, overall the landscape is tranquil with aesthetic appeal. The wooded stream valley, woodland plantations and network of Cornish hedges bounding the fields provide habitat diversity and there is a designated County Wildlife Site at Treworder Woods. Footpaths and rural lanes provide recreational opportunity.

	Landscape Value		
1	Distinctiveness of character	Moderate	Landscape elements are largely typical of the character of the area
2	Quality and condition of landscape, elements and features	High	Elements in good condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	High	Moderately scenic rural landscape of unspoilt character
4	Presence of cultural, historic or nature conservation associations	High	Historic land uses are evident in the present landscape (settlements, field pattern, tracks and lanes, archaeology and mining relics). Presence of stream corridor, Cornish hedges, trees and woodland. Designated County Wildlife Site - Treworder Woods (part)
5	Recreational opportunities	Moderate	Two designated PRow (footpaths) and two rural lanes (historic routes), undesignated historic tracks and lanes
6	Levels of tranquillity	High	High levels of tranquillity, aesthetic and perceptual qualities.

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL16A	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** – this land parcel is generally unsuitable for development as it forms a very attractive piece of rural landscape which is beyond the visual settling and 'natural' edge of Truro and which forms an intact unit of high quality and unspoilt valley landscape beyond the Langarth Stream. Development within this area would intrude significantly upon its rural character and unspoilt qualities

TL16B Croftwest



Looking south west

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.

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.*
- *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.*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

Moderately sloping farmland comprising valley head and minor stream valley. Land falls to the east from the ridge at 126m AOD, and also to the north from the ridge to the south in TL16A at 100m AOD. The lower land is around the confluence of tributaries along the northern boundary of the parcel at 60m AOD

Refer to Map 5 - Topography – Appendix 1.

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

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

This 122 ha site lies within the southern part of the catchment to a (unnamed) tributary to the River Kenwyn. The southern edge of the site is the catchment boundary of the Langarth Stream, and Land Parcel 16A. A minor watercourse is present flowing north west across the site and minor valleys channel runoff water northwards to the main tributary

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

1.3.2 Biodiversity

A variety of habitat types exist within the parcel, the key habitat types include fields of predominantly improved grassland with some arable bounded by Cornish hedgerows with associated scrub and trees, areas of mature broadleaved woodland and scrub along stream valley, lanes and tracks and around the historic settlements of Lower and Little Croft West (includes mixed woodland). A remnant traditional orchard is located at New Downs Farm along northern boundary. A limited area of wetland is associated with the valley bottom and a large pond is located at Lower Croft West.

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 6 – Constraints 1 - Environmental - Appendix 1

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

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

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 predominantly pastoral with occasional arable, and is enclosed by Cornish hedges with their associated trees and shrubs. Other land uses consist of wooded stream corridor, historic settlement and scattered buildings comprising farmsteads, cottages and small number of modern dwellings. Truro Airfield (part included) at western end of the land parcel.

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/>

1.3.4 Field and woodland pattern

A tight arrangement of small scale fields concentrated around the farms on the northern edge of the land parcel with large scale fields to the west and south with dispersed historic farm settlements/cottages. The landscape field pattern is intact reflecting that indicated on 1875-1901 Historic map, although loss of orchards, and amalgamation of small fields with consequent loss of field boundaries has happened in a small number of locations

Mature trees are clustered around settlements and continue along Cornish hedge field boundaries shown on the mapping to be over 6m in height. These mature hedges coincide with trees marked on the 1875-1901 Historic mapping indicating their present age, and both their landscape and wildlife value. Much lower hedges are recorded on the upper slopes to the ridge in the west, and this is likely to be due to the elevated exposed nature of this landscape.

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 comprising the main historic settlement of Little Croft West with other scattered farms and cottages at Trevaskis, Lower Croft West, New Downs and Penponds. Farms and settlements are characterised by clustered buildings, some later developments evident on historic plots.

Access to the parcel is limited to two unlit rural lanes, one to the eastern end of the parcel and one towards the western end. Both lanes connect with the A390 to the south and are visible on historic maps.

The lane to the east being recorded on 1809 OS mapping.

Only one footpath traverses the site, on the line of a historic track connecting farmsteads.

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:** Post-medieval Enclosed Land, with some Medieval Farmland on the north and east.
- b. **Sites: Prehistoric-Romano British.** A mound designated as a Bronze Age bowl barrow stands on the ridge to the south, however, it may be of other origin
- c. **Sites: Medieval.** Part of a probable medieval deer park, and a curving historic approach to this, lie on the high ground on the west. Trevaskis is probably a shrunken medieval hamlet, shown on the Tithe map of c1840 with curving field boundaries and with two farmsteads later abandoned besides the farmhouse which remains in use. The unit of Medieval Farmland HLC Type on the north captures part of Higher Tregavethan's field system.

- d. **Sites: Post-medieval.** A smallholding ESE of Trevaskis was also mapped in c1840 and abandoned in the 20th century. The Little Croft West and New Downs smallholdings remain in use. Buried linear features at Little Croft West recorded may be drains rather than field boundaries, as they lie in ground with small streams and springs. A small strip remains of mining at and near the Scheduled barrow site, and a small quarry on the north. Now absorbed in fields, these were marked as earthworks on the c1880 map.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – SM**
Bowl Barrow north west of Little Regarded Farm. Remains of a barrow said to be noted in 1851. However, this is at the site of a mine shaft with spoil heap mapped c1880 so its identification as a barrow may not be secure.
- g. **Historic Landscape.** The Post-medieval Enclosed Land HLC Type is generally legible as such. The land of Medieval Farmland HLC Type has lower legibility in places due to alteration of boundary patterns
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology. In the Post-medieval Enclosed Land HLC Type remains of the known abandoned medieval and post-medieval settlements are likely to survive below ground.

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. A large scale loss of hedgerow standards is noted. Some Cornish hedge losses are evident due to field amalgamation.

2. Visual context and characteristics

- 2.1 This land parcel is physically and visually detached from the built up areas of Truro predominantly forming the north facing sides of the next valley to the north beyond the Langarth Stream. The parcel is not visible from the linear ridge top settlements to the south as it lies beyond the ridge contained in TL16A
- 2.2 There are clear views of the parcel from north and north east
- 2.3 This land parcel is beyond the setting of Truro and the Hightown corridor and forms an important component of Truro's wider, rural landscape context.

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	Landscape elements are typical of the local landscape, including mature Cornish hedges in sheltered areas and clipped lower hedges on the exposed ridge
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland
3	Nature and complexity of landform	High	An area of undulating farmland rising to two separate high ridges, and falling to the Kenwyn River corridor in the north
4	Scale and pattern of landscape	High	Small and medium scale fields with varied habitats across the differing topography
5	Historic features and sense of time depth	Moderate	The Post-medieval field pattern is clearly legible, the smaller area of Medieval Farmland less so due to alteration of boundaries. Time depth is apparent in places with a Scheduled barrow – which, however, may be a mine spoil heap – and with the greater part of the site of the probable medieval pale at Deer Park lying in this Parcel, although partly obscured here by a former modern airfield. Air photos indicate trees on lane and field boundaries some of which may be among the hedgerow trees mapped c1880.
6	Presence of natural elements	High	Well wooded Cornish hedges and mature trees around settlement farmsteads and lanes/tracks. Wooded stream valley
7	Type of existing development	High	Scattered historic settlements and farmsteads characteristic of Cornish farmland contribute positively to the character of the parcel
8	Relationship to settlement edge	Low	Beyond settlement edge
Visual Sensitivity			
1	Visual prominence	High	The western areas are elevated and highly prominent in the rolling landscape, being part of the rising ridge to Chiverton Cross
2	Openness and intervisibility	High	The upper slopes with medium and large scale fields have a greater sense of openness and a greater intervisibility
3	Views available	High	The land parcel is clearly viewed from the land to the north and east

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL16B	H	H	H

5. Landscape Value

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

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	Landscape elements are of good condition, and are mature and historic in nature, this includes the Cornish hedges and valley woodlands.
3	Scenic value and aesthetic appeal	High	Scenic rural landscape of unspoilt character
4	Presence of cultural, historic or nature conservation associations	High	Intact historic field pattern with mature hedges, stream corridor and woodland and a Scheduled barrow
5	Recreational opportunities	Moderate	One designated PRow (footpath) and two rural lanes (historic routes), undesignated historic tracks and lanes
6	Levels of tranquillity	High	High levels of tranquillity with good aesthetic and perceptual qualities, unspoilt rural farmland

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL16B	H	H	H	H	Low

6.1 **Low** – Any development would result in severe harm or destruction of landscape character which mitigation measures can not prevent, reduce or remove

7. Development Potential

7.1 **Unsuitable for Development** – This area forms an attractive piece of Cornish countryside which is beyond the visual setting of the Hightown ridge and forms part of the intact high quality and unspoilt wider rural landscape. Development within this land parcel would intrude significantly upon its rural qualities.

TL18 Lower Kenwyn Valley



Looking north



Looking north



Looking north west with TL30A in the foreground



Looking south

1. Local Landscape Character

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

1.1. 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'*

1.2. Local Landscape Character description

1.2.1 Topography and drainage

The land parcel forms the lower section of the incised valley of the River Kenwyn with a minor tributary. There is very little flat valley floor, with the valley sides rising steeply on either side. The north eastern valley side rises more steeply and to a greater height at approx. 90m AOD than the south western side at 58m AOD. The valley side in the north east of the land parcel rises to meet the ridge which forms part of the northern edge of the bowl landform within which Truro lies, connecting with TL22 to the south western edge of Kenwyn.

Refer to Map 5 - Topography – Appendix 1.

This 76 ha site lies downstream of the New Mills flood Storage dam on the River Kenwyn. The southern and eastern boundaries are the current urban edge of Truro. The River Kenwyn south westerly runs through the centre of the site. The Coosebean Stream also runs through the site flowing westerly across the southern area. The river corridors are steeply sloping but away from the rivers the slopes are more gentle. Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

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 site²

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

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

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 site.

1.2.2 Biodiversity

A diverse range of blue and green habitats can be found in this parcel. The habitat of the Kenwyn River is flanked by an extensive area of Biodiversity Action Plan Woodland habitat also associated with its tributary to the south west, which is connected to the wider landscape by an intact historic field pattern of mature Cornish hedges predominantly over 6m in height, of significant wildlife value. The biodiversity value of the habitats within the land parcel can only be fully evaluated following a detailed ecological survey.

The land parcel also lies within the B-Line³ identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁴

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

Lagas⁵ mapping⁶ 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

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 site

1.2.3 Land cover and land use

Pastoral and arable farmland with areas of woodland associated with the watercourses flowing through the area. Small hamlet of Coosebean is located in the valley bottom, and a small number of dwellings are located on the north western boundary at New Mills. There is a strong

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

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

⁵ 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.

⁶ <https://lagas.co.uk/app/product/nature-recovery-network>

sense of enclosure provided by the steep valley sides and the extensive woodland cover.

Agricultural land classification – classed as grade 3 and 4. Refer to Map 8 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.2.4 Field and woodland pattern

This area is dominated by agricultural land with riparian woodland designated as Biodiversity Action Plan Woodland habitat, bisecting the area within the Kenwyn River valley and its tributary. This river valley corridor is notable for its canopy cover and connectivity.

The field pattern of small and medium fields remains intact and unchanged from the 1875-1901 Historic mapping and today's mature hedges overlay trees shown on this map, indicating their significant value to the landscape character and flora and fauna they support. The hedge heights reduce as you move up the north eastern valley side as the exposure increases. This is typical of the hedge pattern in the elevated areas to the north of Truro.

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. Woodland on the north facing slope is the remaining part of the previously more extensive Bosvigo Wood recorded on the 1875-1901 mapping. Important natural regeneration is occurring in Coosebean. Refer to Map 10 – Cornish Hedges and also Map 11b – 1875-1901 Historic map (east) – Appendix 1.

1.2.5 Settlement and transport

There are a small number of dwellings at Coosbean and New Mills which overly historic settlement with limited modern additions since the 1950s with a network of narrow, rural quiet lanes. There is no defined edge to the houses found at Coosbeam where properties have spread from the historic mill buildings. There is a negligible buffer between this existing development and natural habitat.

The area remains unspoilt and of high scenic quality. The present settlement edge of Truro is dense residential development with a solid boundary formed by rear garden boundaries. There is however an important strong belt of mature trees which separates this built edge from the wider rural landscape to the north. This is a valuable link between the suburban area and the wider rural landscape.

There are a number of popular footpaths which connect the present settlement edge with the rural landscape and create more extensive circular routes combined with the rural highway network.

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

1.2.6 Historic pattern

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

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

- a. **HLC:** Medieval Farmland HLC Type on the north east and Post-medieval Enclosed Land on the south west; and woodland mapped as being of the Plantations and Scrub Type (here, self-sown woodland) in the valley bottom.
- b. **Sites: Prehistoric-Romano British.** An enclosure and sherds of Bronze Age and Iron Age pottery were found during investigations just beyond the east edge
- c. **Sites: Medieval.** The Parcel includes parts of several medieval field systems including that of Coosebean, a settlement recorded c1400
- d. **Sites: Post-medieval.** The Parcel includes most of the course of a leat running down the Kenwyn Valley from New Mills which may have served three mills and fed the leat system in the historic core of Truro. Part of the Coosebean paper mill complex recorded on the 1813 and c1840 maps appears to be outside an in an area at Coosebean. A substantial quarry nearby dates from the period between the mapping of c1840 and c1880. Record of a stamping mill south of New Mills needs confirmation.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** The predominant Medieval Farmland and Post-medieval Enclosed Land HLC Types are clearly legible
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology. The ground of Post-medieval Enclosed Land HLC Type, though more altered at surface, and north east facing, was also farmed in medieval times. The parcel in general therefore retains moderate to high potential for important buried remains. 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
- i. **Settings of designated assets:** The Parcel reaches to New Mills at the edge of Parcel TL15, and contains much of the course of the leat running off the Kenwyn there, as well as part of the river itself. As a result it may be considered to contribute to the setting of part of the setting of New Mill Cottage and of the footbridges with linking causeway crossing the river and leat, both Listed at Grade II, in TL15, High sensitivity. The high potential across the Parcel for buried medieval or earlier remains - associated with the HLC Type of Medieval Farmland, High sensitivity. The Parcel captures part of the farming heartland of Kenwyn parish, close to the historic core of Truro and on an old approach to it. It shows a historic peri-urban quality with its 18th century paper mill. The leat may have particular significance as one of those supplying the historic street system of leats in the core of Truro, High sensitivity.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁷.

1.2.7 Condition

Well managed farmland occupies the more open slopes with intact structure of hedgerows and no detracting features despite proximity to the urban area. Natural regeneration occurring in Coosebean.

2. Visual context and characteristics

- 2.1. The nature of the topography significantly affects the visibility of the land in this parcel. The upper slopes to the north east are prominent in views from the south and form part of the natural ridge which surrounds the City. The lower slopes have a low visual prominence due to the low-lying incised valley landform, mature hedges and wooded character. Views into the lower valley are restricted to immediately adjacent land and minor roads.
- 2.2. There is a strong sense of place with an intact structure of woodland, Cornish hedges and trees creating an intimate robust visual and topographic unity on the lower valley sides.
- 2.3. The lower Kenwyn valley is a critical part of the high quality, rural landscape which surrounds the City, which has a high visual prominence when viewed from the south west and west. This high land forms part of the topographical visual ridge setting of Truro to the north, and together with the lower lying valley is part of the high-quality rural landscape which surrounds the town. Its character has a clear distinction relating much more strongly to the rural character of the Kenwyn Valley further to the west than the urban character of the City.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	The landscape elements are key to the character
2	Condition of elements and features	High	Landscape features are in good condition
3	Nature and complexity of landform	High	Complex valley landform
4	Scale and pattern of landscape	High	Small scale landscape with complex patterns including the river, small scale field patterns, mature trees in hedges, riparian woodland, range of habitats, varied land use
5	Historic features and sense of time depth	High	This is part of the farming heartland of Kenwyn parish, close to the historic core of Truro and on an old approach to it. Derivation of fields from medieval strips is clear on the north east. Some historic peri-urban quality is apparent, with an 18th century paper mill, and most of the course of a leat – part/s of which may survive as earthworks – likely to have fed the leat system in the historic core of Truro. Air photos shows many wooded lane and field boundaries including hedgerow trees mapped c1880.
6	Presence of natural elements	High	A strong presence of natural elements that make a positive contribution to character.
7	Type of existing development	High	Small number of dwellings at Coosbean and New Mills

⁷ <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	The land parcel adjoins the settlement edge but is separated by a strong belt of vegetation including large trees which run along the rear garden boundaries
Visual Sensitivity			
1	Visual prominence	High	The elevated north eastern slope is prominent in views from the City to the south and Golf course to the south west. The lower slopes are much less prominent due to the low-lying incised valley form and wooded character
2	Openness and intervisibility	High	The elevated north eastern slope has a high intervisibility with the City out to the south eastern edge of the bowl landform Lower lying areas intervisibility is limited by landform and vegetation
3	Views available	High	Extensive views to the south east from the elevated areas to the north east of the land parcel. Lower lying areas views are limited by landform and vegetation

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL18	H	H	H

5. Landscape Value

- 5.1 The field pattern remains largely unchanged from the 1875-1901 historic mapping and trees shown on this map are still present in the landscape today.
- 5.2 The woodland is valuable and designated as Biodiversity Action Plan (BAP) habitat.
- 5.3 The southern parts of this land parcel have been identified as critical to the setting of the older part of Truro, and designated as a Locally Protected Open Space through the Neighbourhood Development Plan process to retain its openness.
- 5.4 The area is very popular for recreation being so closely linked to the City but retaining its unspoilt rural character.

Landscape Value			
1	Distinctiveness of character	High	The whole area has a distinctive character with natural qualities, and a feeling of enclosure provided by the valley sides. Designated as a Locally Protected Open Space as part of the Neighbourhood Development Plan
2	Quality and condition of landscape, elements and features	High	Elements in good condition with a mature strong distinctive character
3	Scenic value and aesthetic appeal	High	The area remains unspoilt and of high scenic quality. Although scenic quality is reduced in the tributary valley due to proximity to Highertown. The southern area has been designated as a Locally Protected Open Space to retain its openness.
4	Presence of cultural, historic or nature conservation associations	High	This is part of the farming heartland of Kenwyn parish, close to the historic core of Truro and on an old approach to it. Medieval fields with an 18th century paper mill, and most of the course of a leat – likely to have fed the leat system in the historic core of Truro. Mature Cornish hedges and BAP woodland

5	Recreational opportunities	High	There are a number of footpaths which connect the present settlement edge with the undeveloped areas of this land parcel. A heavily used area for many types of recreation
6	Levels of tranquillity	High	High levels of tranquillity with strong perceptions of peacefulness and naturalness.

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL18	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 development within this sensitive landscape would be damaging to its high intrinsic natural quality and unspoilt, rural character. The north eastern valley side is also critical to the setting of Truro, being prominent in views from the south and south west where it appears as part of the ridge containing the 'bowl' landform within which Truro lies. The steep landform and intimate scale also make the valley generally unsuitable for development.

8. Future Development – Strategic guidance

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

- 8.1 The upper slope of the north eastern valley side forms part of the north western high ground 'ridge' which creates the 'bowl' landform in which Truro lies. Development on this upper slope should be avoided, being visually prominent in views from the south, with little opportunity for mitigation to integrate development into the rural landscape.
- 8.2 Coosebean has a rural and separate rural identity to Truro and this should be retained.
- 8.3 The southern area has been designated as a Locally Protected Open Space through the Neighbourhood Development Plan process to retain its openness.
- 8.4 The site is located within the River Kenwyn, Allen and Tregolls Road Critical Drainage Area. The river corridors should be kept clear of development for flood risk, water quality and ecological reasons.
- 8.5 Incorporate large canopy trees to reflect the local landscape character, ensuring these trees are given sufficient space within the development to

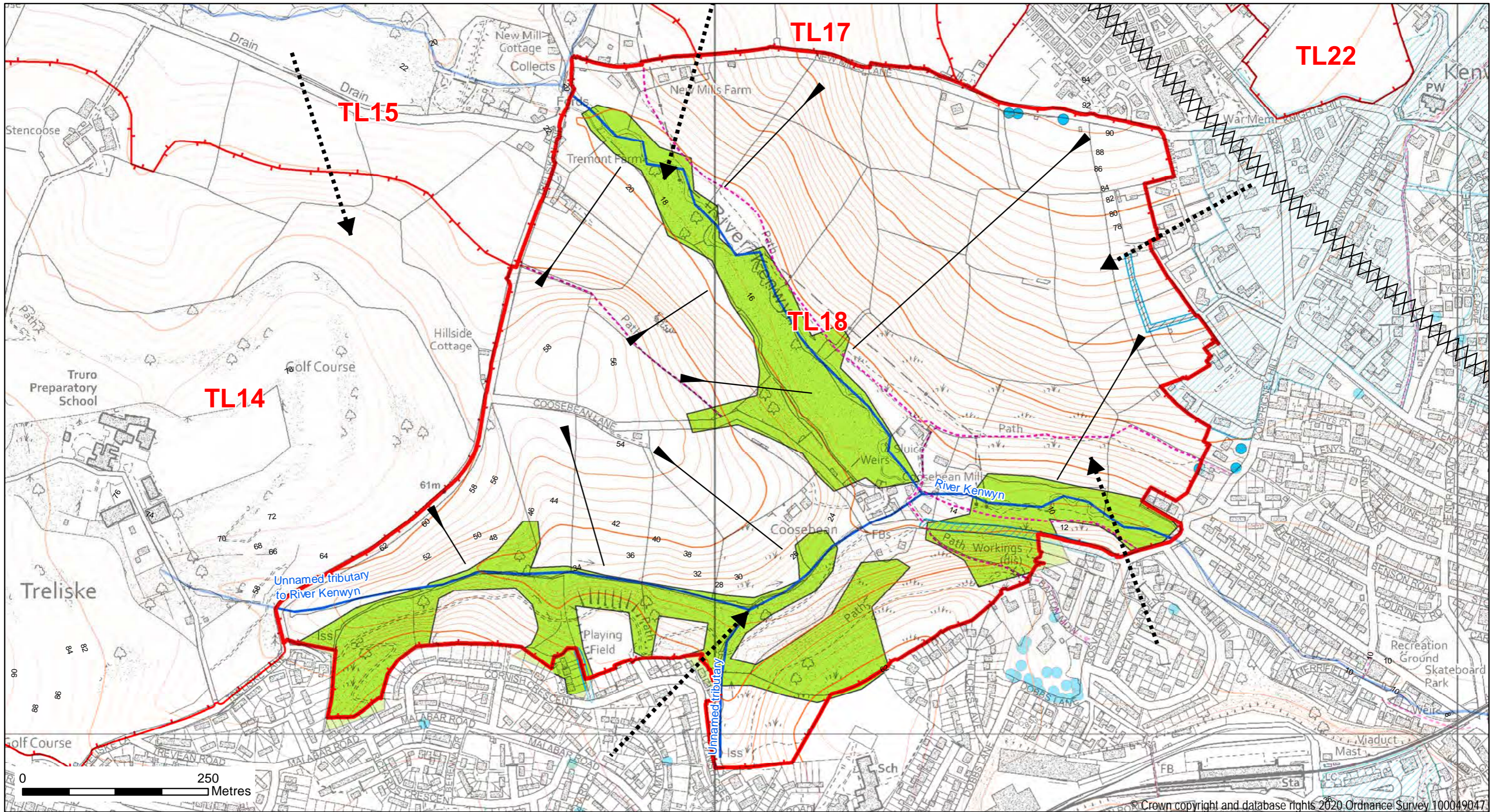
- mature, to break up the built massing, and to rise through and above the rooflines, as is characteristic of Truro.
- 8.6 Conserve and manage the mature hedgerow network providing links between the urban area, the woodland areas and the wider countryside, whilst retaining the rural character.
 - 8.7 Many boundaries in and around the Parcel are Cornish hedges recorded on the Tithe Map of 1840, so, under the historic criteria for hedgerows, Hedgerow Regulations are likely to apply.
 - 8.8 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
 - 8.9 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
 - 8.10 The present strong belt of vegetation along the present southern settlement boundary is of significant importance for wildlife and to integrate the built development into the landscape and needs to be retained and buffered from any future development.
 - 8.11 Maximise pedestrian permeability
 - 8.12 Good opportunities for woodland creation projects to enhance the existing areas, which will help plan strategic activity to restore, buffer and link sites that are important for nature to create resilient and functional networks. This is reflected in the Lagas⁸ Nature Recovery Network map⁹. Lagas mapping also identified that within this land parcel there are opportunities for biodiversity net gain which will link to a wider natural network around the City. Refer to 'Guidance for Trees' in Appendix 4.
 - 8.13 Implement measures for pollinators, including encouraging the provision of new wildflower rich grassland to create and enhance the Cornish B-Line¹⁰, creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide¹¹
 - 8.14 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 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.

⁹ <https://lagas.co.uk/app/product/nature-recovery-network>

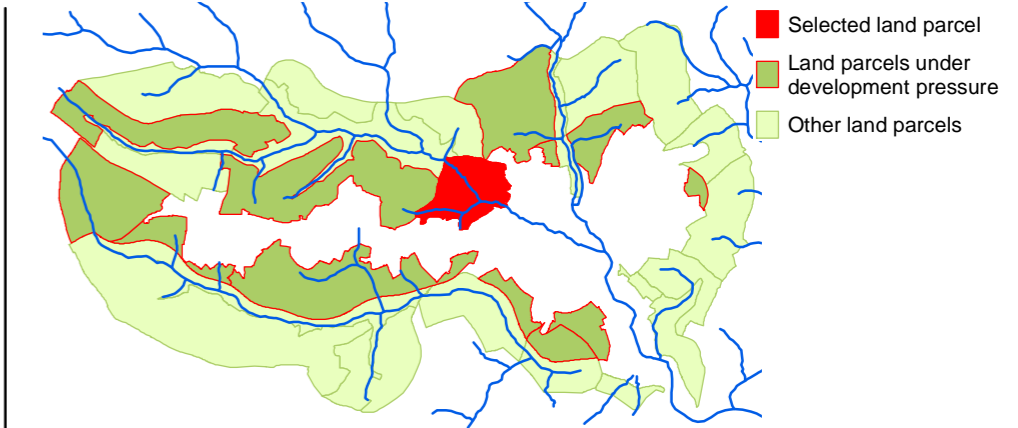
¹⁰ B-Lines - Bug Life <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

¹¹ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf

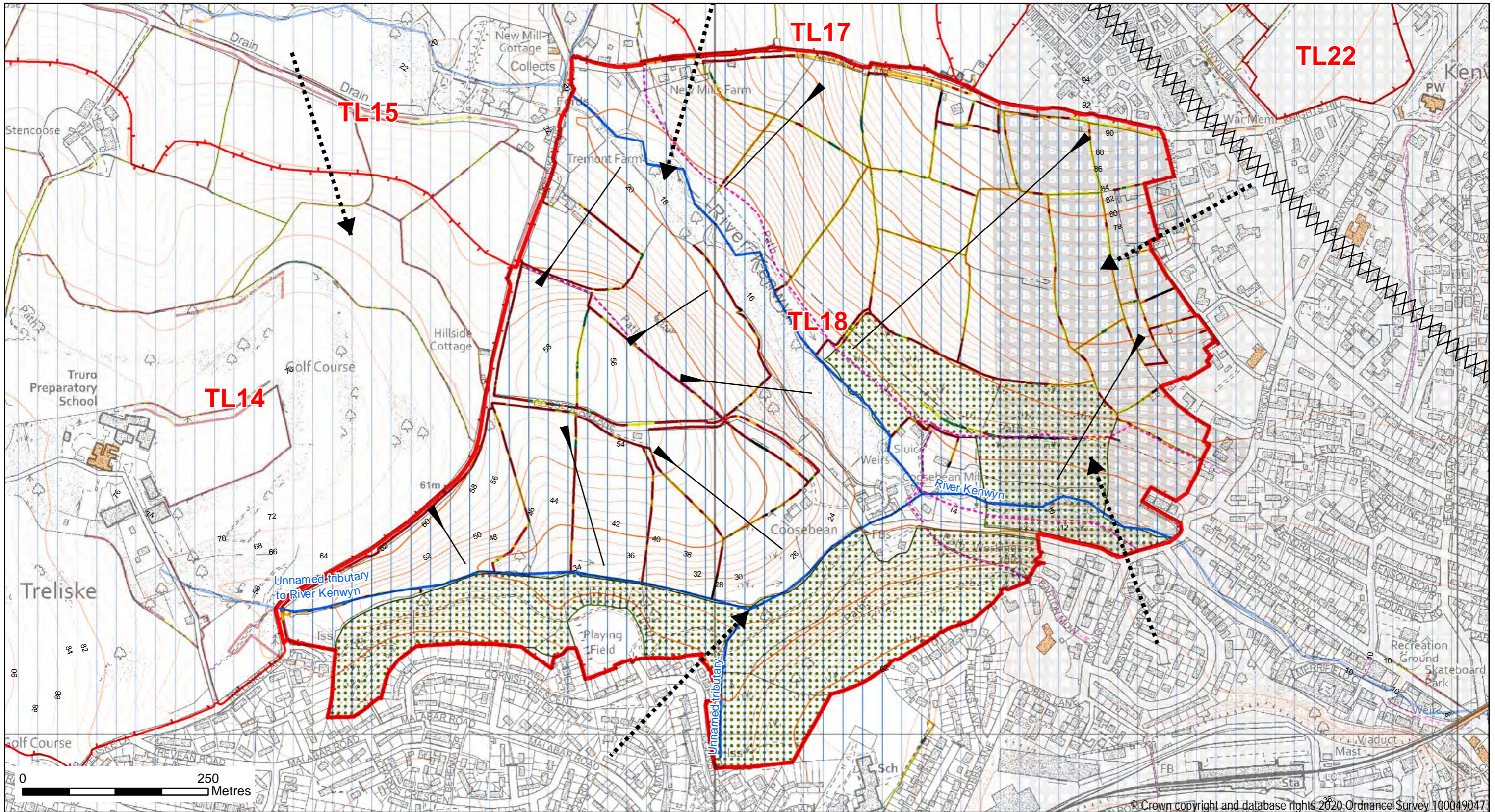


Land Parcel: TL18 – Lower Kenwyn Valley - Map 1

- Land parcel
 - Other land parcels
 - Rivers
 - Tree Preservation Orders Points
 - Tree Preservation Orders Polygons
 - Biodiversity Action Plan Habitat**
 - Woodland
- Public Rights of Way**
 - Footpath
 - By-way
- Landscape assessment features**
 - ▶ Important Views
 - ◀ Distinctive Ridge Line
 - ▶ Direction of Slope



Scale 1:5,000 @A3



Land Parcel: TL18 – Lower Kenwyn Valley - Map 2

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

Public Rights of Way

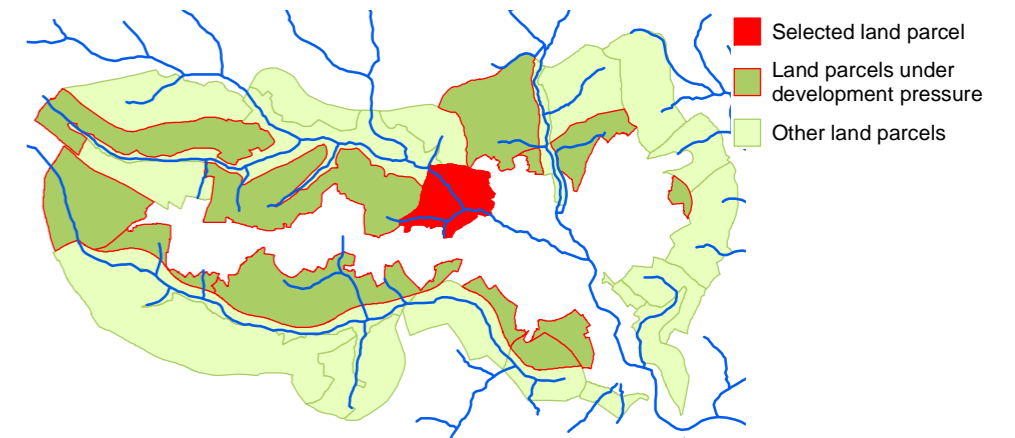
- Footpath
- By-way

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
- Distinctive Ridge Line
- Direction of Slope



Scale 1:5,000 @A3



Looking south west

This land parcel has reduced in scale since the 2000 Strategy¹ due to the development of housing on the southern boundary (refer to Map 1 Appendix 1)

1. Local Landscape Character

This land parcel lies to the east of the City and is covered by one Landscape Character Area². The key characteristics are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

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

1.2. Local Landscape Character description

1.2.1 Topography and drainage

A small land parcel of east facing steeply sloping land of a prominent spur to the north west of Truro which is part of the valley side of the River Allen.

Refer to Map 5 - Topography – Appendix 1.

This 7 ha site lies some 150 m away from the River Allen, near the northern end of Daubuz Moor and downstream of the flood storage dam at Idless. The southern and western boundaries are the existing urban fringe of Truro. Runoff flow across the site in a westerly direction to the River Allen.

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

1.2.2 Biodiversity

The parcel contains varied habitats of woodland, Cornish hedges, bracken and grassland.

The land parcel also lies within the B-Line³ identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁴

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

1.2.3 Land cover and land use

Predominantly sloping pasture with a rural character of generally attractive, well -managed, rural farmland of moderate intrinsic quality, with no detracting features despite its proximity to the urban area. Housing development now occupies the upper slope since the 2000 Strategy.

Agricultural land classification – classed as grade 3 and 4.

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

1.2.4 Field and woodland pattern

This small land parcel is characterised by a small-scale pattern of pastures with a strong structure of trees, scrub and largely intact historic hedgerows creating an enclosed intimate character. Today's mature hedges overlay trees shown on the 1875-1901 Historic map, indicating their significant value to the landscape character and flora and fauna they support. There is excellent natural connectivity north to south with significant arboricultural assets associated with Kenwyn Church.

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

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

Tree Preservation Order both areas and points C1/CK2A.
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 integrating existing Cornish hedges into development refer to Appendix 5

1.2.5 Settlement and transport

There is no settlement within the land parcel.

Kenwyn lies on the western edge of the land parcel, and has a loose and broken development edge incorporating an excellent mature tree provision. This integrates the low density built development into the landscape, retaining a rural character.

A footpath connects Kenwyn with the network of quiet rural lanes providing extensive access to the rural landscape.

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

1.2.6 Historic pattern

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

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

- a. **HLC:** Medieval Farmland on the east, and C20 settlement on the west
- b. **Sites: Prehistoric-Romano British.** None recorded
- c. **Sites: Medieval.** Several sinuous boundaries show the medieval origin of the fields.
- d. **Sites: Post-medieval.** Part of the land lies in a field with scattered trees, an outer part of an ornamental landscape, shown on the map of c1880, of the Vicarage immediately west of the Parcel
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** The Parcel is relatively small but captures fields recognisably of Medieval Farmland HLC Type. Mature trees may convey the historic parkland character
- h. **Below-ground archaeology.** high potential for buried medieval or earlier archaeology.
- i. **Settings of designated assets:** The parcel contains part of areas of Kenwyn church's graveyard extended during the period between the making of the maps of c1880 and c1908. The land which formed part of the ornamental landscape of Kenwyn Vicarage is part of the designed setting of the Grade II Listed Building and associated ecclesiastical assets in Kenwyn Churchtown, High sensitivity. The ornamental landscape on the west, made between the mapping of c1840 and c1880 to enhance the approach to the earlier Vicarage, took on new higher status, and importance for

Truro, High sensitivity. Field boundaries may have facing and gateposts of local stone or granite.

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

1.2.7 Condition

Attractive and well-managed farmland with no detracting features despite its proximity to the urban area.

2. Visual context and characteristics

- 2.1. The higher slopes are clearly visible in distant views from the south and east and across the Allen Valley. The sloping ground has a generally enclosed character with low intervisibility whilst flatter ground towards the south west has moderate intervisibility.
- 2.2. The well-treed eastern slope forms a critical part of the setting of both the Allen Valley and Kenwyn Church, and is also prominent in views across the City, forming a distinct treed backdrop to Truro,

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are key characteristics of the local landscape and the wider Landscape Character Area (CA13)
2	Condition of elements and features	High	Maintained mature Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	Simple landform on an east facing slope
4	Scale and pattern of landscape	High	Intimate small scale landscape of small scale fields and mature trees in Cornish hedges
5	Historic features and sense of time depth	Moderate	The Parcel is relatively small but captures several sinuous boundaries showing the medieval origin of the farmland. Mature trees may convey historic parkland character in part of the land without full planning approval, which lies in an area of an ornamental landscape of the former Vicarage and Bishop's residence immediately west.
6	Presence of natural elements	High	well established mature Cornish hedges
7	Type of existing development	High	No development with in the land parcel
8	Relationship to settlement edge	High	Existing low density fragmented settlement edge is well integrated into the tree'd landscape and does not detract from the present rural character
Visual Sensitivity			
1	Visual prominence	High	prominent treed backcloth to Truro and in views across the city
2	Openness and intervisibility	Low	Higher parts are more open with some intervisibility decreasing as you move down the slope.
3	Views available	High	Views from the City to the east and south. Views out of the area limited by existing vegetation

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

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL19	H	H	H

5. Landscape Value

- 5.1 TL19 provides the setting for the Grade II* Kenwyn Church and the Grade II listed Epiphany House.
- 5.2 The trees within the Cornish hedges and individual specimens are considered of high amenity value and are all covered by an area Tree Presentation Order C1/CK2A
- 5.3 Cornish hedges are part of an intact historic field pattern and contain mature large canopy trees, important for wildlife, landscape character and climate change.

	Landscape Value		
1	Distinctiveness of character	High	A strong sense of place created by the landscape elements, and reflects the key characteristics of CA13.
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	The local scenic character is distinctive intimate and rural where the present settlement edge does not detract from this
4	Presence of cultural, historic or nature conservation associations	High	Nature conservation value in the mature Cornish hedges, and amenity value of the trees recognised by an area Tree Preservation Order
5	Recreational opportunities	High	Only a small land parcel however a footpath runs through the northern area connecting with the wider rural landscape through the rural highway network
6	Levels of tranquillity	High	Very tranquil and peaceful with a strong perception of nature and the rural landscape

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL19	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** – Housing development within this land parcel would have a negative impact on its intrinsic quality and rural, unspoilt character, would potentially encroach on the skyline, be visually prominent should existing vegetation be removed, and intrude upon the setting of Kenwyn Church and the quality of the unspoilt Allen Valley below.

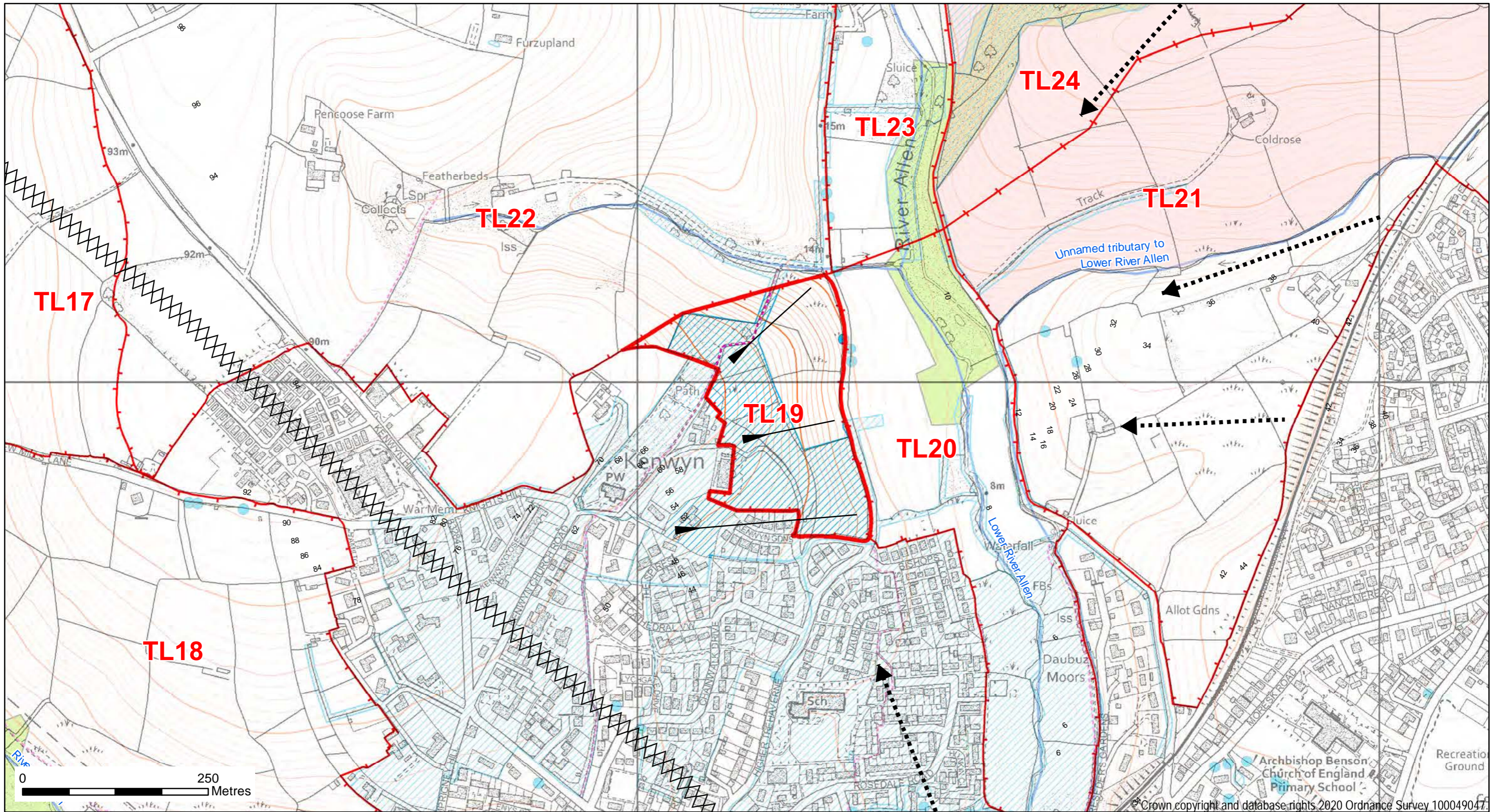
8. Future Development – Strategic guidance

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

- 8.1 Ensure any new development reflects the very low built density of the area
- 8.2 Reflect the positive attributes of the adjacent historic development, such as scale, building form and the use of materials
- 8.3 Limit the vertical scale of development to reflect the topography
- 8.4 New development has potential for tree loss and significant spatial competition with mature trees as per the Kenwyn Gardens development
- 8.5 Creation of any visibility splays for dwellings will make important hedges and trees very vulnerable
- 8.6 The gradient of the land will make any future development visually prominent. To integrate future development with the landscape, large canopy trees should be incorporated into the design to break up the massing of the development and allow trees to grow up between and rise through and above the development, as is characteristic of Truro. Refer to 'Guidance for Trees' in Appendix 4.
- 8.7 Development in this area must take into account the tree protection orders and maintain the natural connectivity with TL20 through the hedges and trees along the southern border and eastern borders.
- 8.8 Ensure 10m minimum undeveloped buffer from canopy edge of all trees including those in Cornish hedges
- 8.9 The site is located within the River Kenwyn, Allen and Tregolls Road CDA. The River Allen here is designated as Main River. The site is elevated and distanced enough from the river not to be at flood risk itself. Drainage design may be through distributed SuDS though flow exceedance routes would need to be established to the River Allen, rather than to the existing urban areas. Maximise pedestrian permeability with the wider rural landscape
- 8.10 Implement measures for pollinators, including encouraging the provision of new wildflower rich grassland to create and enhance the Cornish B-Line⁶, creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁷
- 8.11 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.
- 8.12 Lagas mapping has identified that within this land parcel there is opportunity for biodiversity net gain which will link to a wider natural network around the City

⁶ B-Lines - Bug Life <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

⁷ www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf



Land Parcel: TL19 – Kenwyn Hillside - Map 1

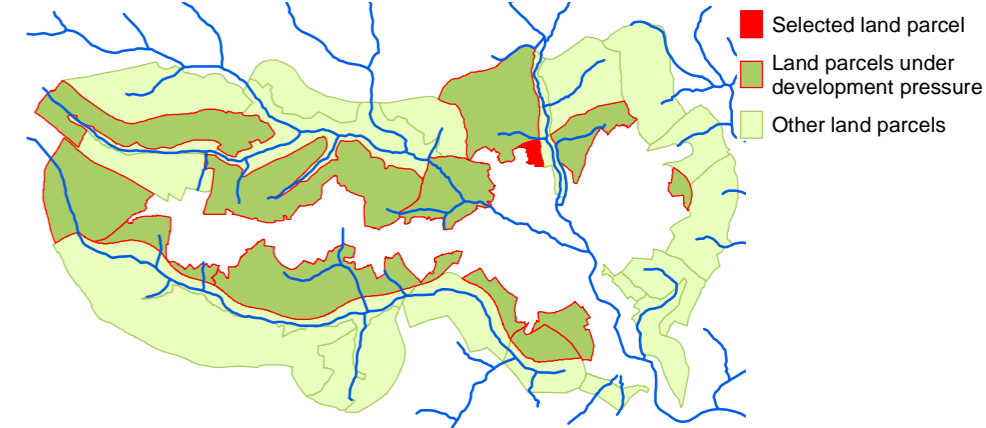
- Land parcel
- Other land parcels
- Rivers
- Area of Great Landscape Value
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Biodiversity Action Plan Habitat**
- Woodland

Public Rights of Way

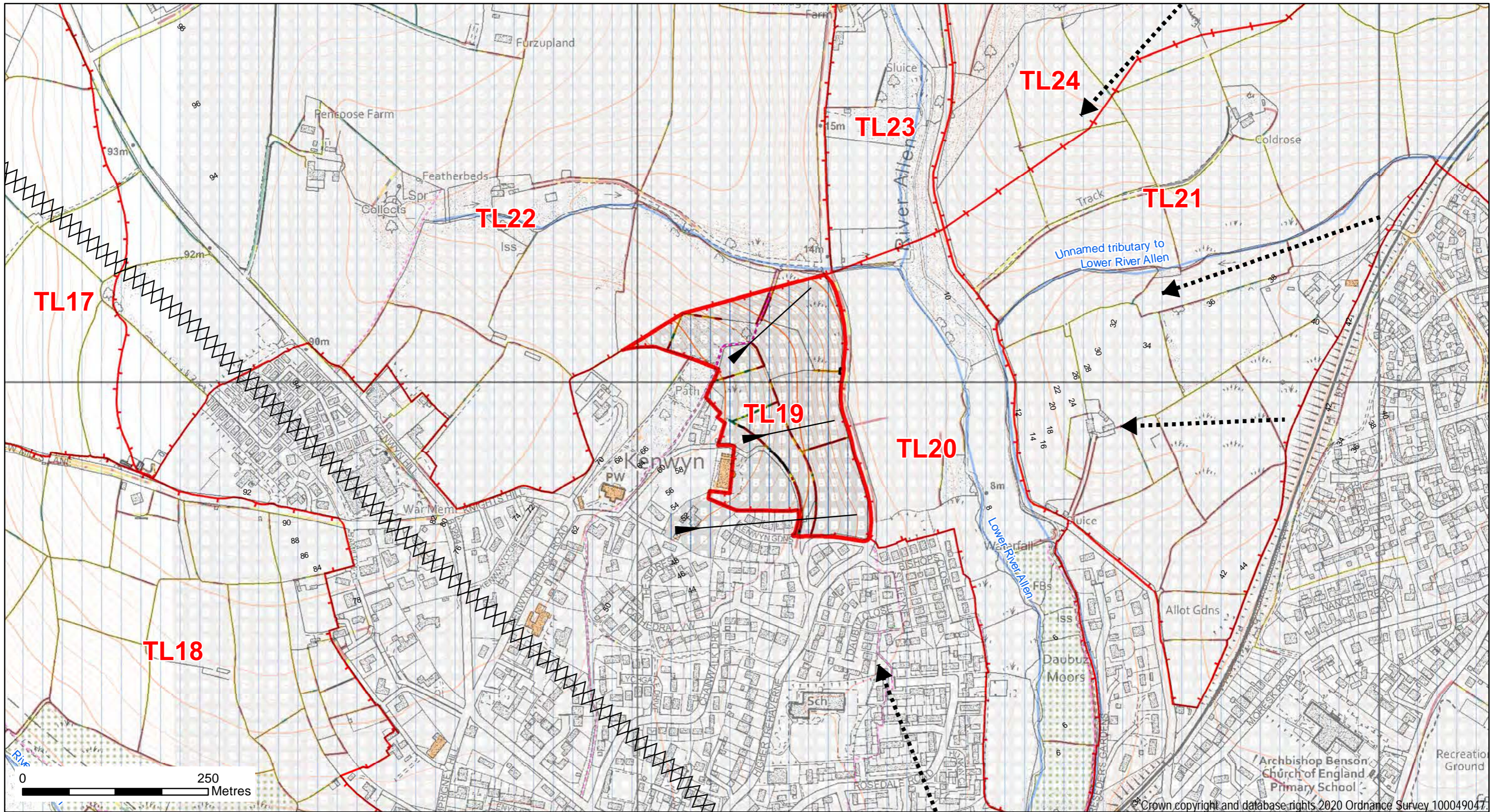
- Footpath

Landscape assessment features

- ▶ Important Views
- Distinctive Ridge Line
- ▶ Direction of Slope



Scale 1:5,000 @A3

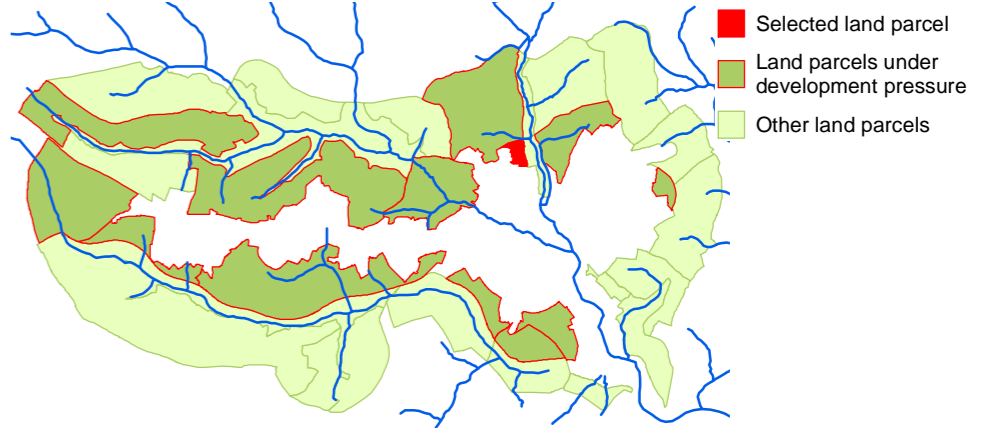


Land Parcel: TL19 – Kenwyn Hillside - Map 2

- Land parcel
- Other land parcels
- Rivers
- Local protected open space
- B-Line Network
- Listed Buildings
- Critical Drainage Areas**
- Truro - Kenwyn, Allen, Tregolls Rd

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

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



Scale 1:5,000 @A3

TL 20 River Allen Valley Floor



Looking north



Looking west



Looking south

1. Local Landscape Character

This land parcel lies on the northern side adjacent to the historic centre of Truro within one Landscape Character Area¹ (CA13). The key characteristics are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Semi-natural woodland and Ancient Woodland on steep slopes, with ornamental and conifer estate planting inland on the undulating plateau with Monterey Pines a feature.*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*
- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Creeks that are dominated by former ports... with an industrial, water-related character of small quays and landing stages.*
- *Medieval settlements at the heads of creeks.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

1.2. Local Landscape Character description

1.2.1 Topography and drainage

Distinctive flat valley floor of the River Allen valley corridor.
Refer to Map 5 - Topography – Appendix 1.

This 14 ha site includes Daubuz Moor on the River Allen and also the strip of land that separates Land parcel TL19 from the river. Apart from the hillside in the north west corner of the site, the whole site is at high risk of flooding and so is unsuitable for development
Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

The River Allen 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 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

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

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

soil erosion by water mitigation. Further detail can be found on the Lagas Natural Capital Information web site³

1.2.2 Biodiversity

Habitat types are diverse including woodland, grassland, wetland scrub, marshy grassland, scrub. The river Allen runs through this parcel and through Daubuz Moors.

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

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

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

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

1.2.3 Land cover and land use

The distinctive flat valley floor of the River Allen is dominated by managed pasture with a strong structure of trees and hedgerows. It has an enclosed, intimate, quiet and rural character and is generally unspoilt. The southern part is carr woodland, and pasture prone to bog. This area has been used as a commons since the mediaeval period. It is part of the Existing Nature Network.

Agricultural land classification –classed as grade 4. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

1.2.4 Field and woodland pattern

Am historic intact pattern of small scale fields divided by 3-6 meter high Cornish hedges, common to lowland and more sheltered sites. Many of the trees along the boundary of Daubuz Moors and between the fields here are marked on the 1875-1901 maps indicating a significant degree of ancient trees on the site. Hedges are densely populated with tree growth, with a number of veteran/ancient trees present. Areas of

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

⁴ Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

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

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>

woodland at the southern and north-eastern corner. Field boundaries have also extended out to form thickets of mature native trees, and a corridor of mature woodland follows the course of the River Allen as it flows from north to south of the parcel.

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

1.2.5 Settlement and transport

This parcel forms a green spur into the main settlement of Truro. The parcel is bordered to the east by private housing development (2 storey) and to the west by the Rosedale residential estate, and bi-sected in the far southern end by the railway viaduct and the urban city centre area of Truro, while the northern end exhibits a soft edge out into open agricultural land. The residential area to the west has gradually overtaken the nurseries and small fields that covered this slope, as has happened with the eastern side. These areas now form part of the boundary of the City on its northern edge, with a clear line between urban and agricultural use. The private housing to the east is more sensitively situated with houses often barely visible behind screens of trees. However, the Rosedale Estate (with buildings erected in the 1960's/70's) provides a harsher contrast to the western boundary to TL20 with the design bearing little relation to local vernacular. There is a wide footpath that extends from the south to the northern end of Daubuz Moors and then re-joins the rural road from Idless to Kenwyn. This is a popular route with walkers and cyclists. There is no public access to the meadows north of Daubuz Moors.

1.2.6 Historic pattern

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

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

- a. **HLC:** Medieval Farmland (the wetter valley floor would have formed part of that, traditionally used as pasture rather than cultivated ground for the farms) with a small unit of Modern Enclosed Land, and one of the Plantations Type (here probably self-sown trees) in the valley bottom.
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** The leat running along and through the east side of the Parcel served Moresk (or Truro Vean) Mill, recorded as being medieval in origin. The holy well of St Martin lay in the part of the Allen Valley around the south end of the Parcel, and is not closely located at present.
- d. **Sites: Post-medieval.** The leat here, continuing to serve Moresk Mill, rejoined the river below Truro Vean. The waters which ran on via the lower mill pond north of the Cathedral may have fed the street leat system in the historic core of Truro. In the west side of the Parcel the map of c1880 shows a quarry. This source also records stones standing in meadows east of the river, rubbing

stones for livestock (rather than boundstones) as they also feature in the fields of Polquick upslope in TL21.

- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** Several boundaries remain to indicate the medieval fields and meadows, though other hedges have been removed. The name of Daubuz Moors, recorded on the c1880 map, reflects their association with this Huguenot merchant gentry family who leased them with Moresk and with Truro's central Mansion House from the Enys family who later presented the moors to the public for community benefit. The Parcel adjoins part of Truro's Conservation Area on the south.
- h. **Below-ground archaeology.** high potential for buried medieval or earlier archaeology. 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 fieldwork⁸.

1.2.7 Condition

The northern section of the parcel is privately owned, generally attractive and well managed farmland. The central and southern parts which form Daubuz Moors and the Rosedale Estate public open space are well maintained as public areas by Cornwall Council and Truro City Council. Areas of more 'scrub' type woodland are left as wildlife refuges and corridors. There are no detracting features despite the proximity to the urban area.

2. Visual context and characteristics

- 2.1. Although there is some visual connection between this lower end of the valley and the town, the valley forms an enclosed entity. It does not figure prominently in its visual setting due its low-lying nature and enclosure provided by landform and tree cover. These also result in low intervisibility. As this is a level river valley floor there is also little inter-visibility within the area, the presence of the large granite viaduct and the high amount of tree cover also hinder this. Views from within the land parcel are to the rising slopes of the river valley, which to the north are of the open farmland which delineates the settlement edge.
- 2.2. The area is a critical element in the character and quality of the landscape immediately surrounding and penetrating the City, and is therefore key to its wider setting.

⁸ <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	Landscape elements are typical of the local landscape, with high overgrown Cornish hedges with many large and native trees, and small fields of farmland pasture
2	Condition of elements and features	High	Part of the parcel is managed as a wildlife reserve, and the northern part comprised of private land is well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Low	Flat valley floor
4	Scale and pattern of landscape	High	Complex patterns including small scale field patterns, mature trees in hedges, range of habitats, varied land use Daubuz Moors and the farmland provides an unusual area of flat river meadow land with diverse habitats enclosed by valley slopes, providing a protected microclimate
5	Historic features and sense of time depth	High	Several boundaries remain to indicate medieval fields and meadows, though other hedges have been removed. The old place-name Daubuz Moors reflects the historic association with a Truro merchant gentry family, tenants of the Enys family who later presented the land to the public. The leat in the Parcel served Moresk (or Truro Vean) Mill from medieval times. It rejoined the river below Truro Vean and the waters may have fed the street leat system in the historic core of Truro.
6	Presence of natural elements	High	The River Allen is the most significant element in this area and follows a natural course from north to south including meanders and high banks. There is a high degree of tree cover and well-established Cornish hedges. The meadows on Daubuz Moors are maintained as wildflower sites. The Malpas Estuary SSSI extends almost to the southern point of the land parcel (boundary is next to the cathedral).
7	Type of existing development	Moderate	Development surrounding the area was mainly completed by the 1990's. This is all residential in the form of an estate to the west and larger private dwellings to the east.
8	Relationship to settlement edge	Low	Dense built form to the west screened in parts by vegetation
Visual Sensitivity			
1	Visual prominence	Low	Low-lying flat valley floor that is only visible from higher points on the valley slopes.
2	Openness and intervisibility	Low	Areas of this parcel are open meadows with views limited by the surrounding valley sides.
3	Views available	Low	It is not possible to see the city centre from the area apart from the cathedral spires. The railway viaduct is a highly prominent feature. Daubuz Moors can be viewed from surrounding valley slopes but not from outside of the immediate area.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL20	H	L	H

5. Landscape Value

- 5.1 The position of these river meadows in such close proximity to the city centre make them a distinctive and valued feature of the settlement. Such meadows are an unusual feature in Cornwall where river valleys are often steep sided.
- 5.2 The area has been used as commons and recreation for the residents of the town since the City became established.
- 5.3 The area is managed as a wildlife reserve and as such performs an essential function as a green and blue corridor and area for recreation.
- 5.4 The valley floor is of high intrinsic quality,
- 5.5 This land parcel has been identified as critical to the setting of the older part of Truro, and was designated as a Locally Protected Open Space through the Neighbourhood Development Plan process to retain its openness.

	Landscape Value		
1	Distinctiveness of character	High	Landscape elements are largely typical of the character of the area
2	Quality and condition of landscape, elements and features	Moderate	Elements in good condition and recognisable in local landscape character including Cornish hedges. The valley floor is of high intrinsic quality, parts of which are designated as Protected Open Space.
3	Scenic value and aesthetic appeal	High	This land parcel is a key green space close to the centre of the City centre, with high scenic and aesthetic value
4	Presence of cultural, historic or nature conservation associations	High	The site is managed as a nature reserve, and there is nature conservation within the Cornish hedges, the management of the River Allen and the river meadows. There are a number of historic features including leats, the railway viaduct and mill workings.
5	Recreational opportunities	High	Daubuz Moors is owned and managed as a public nature reserve by Truro City Council. A footpath runs through one section, and a circular walk on managed pathways is heavily used by residents and dog walkers. The recreation ground for the Rosedale Estate is also heavily used with a playground and football goals
6	Levels of tranquillity	High	It is intimate, quiet and pastoral in character with some noise intrusion from the surrounding development, although this is significantly reduced by the existing vegetation.

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL20	H	L	H	H	Low

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

7. Development Potential

- 7.1 **Unsuitable for development** – development would be unsuitable within this highly sensitive landscape. It would destroy its strongly rural unspoilt qualities, and result in the loss of highly valued local recreational open space. It would also damage its nature conservation interest.

TL21 River Allen Eastern Slopes



Looking north east



Looking east



Looking east



Looking west with TL19 and TL22 in the background

This land parcel has reduced in scale since the 2000 Strategy¹ due to the development of housing to the east of the railway line (refer to Map 1 Appendix 1)

1. Local Landscape Character

This land parcel lies to the north of the City and is covered by two Landscape Character Areas². The key characteristics are described as follows:

1.1. CA13 – Fal Ria, Truro and Falmouth

- *'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'*

1.2. CA16 – Mid Fal Plateau

- *'Gently undulating upland plateau.*
- *High proportion of arable farmland, although still predominantly pastoral.*
- *Estate farmland and plantations, with areas of ornamental planting.*

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

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

- *Sunken lanes with visible stone facing.*
- *Few trees on Cornish hedges, but many trees along transport corridors.*
- *Defined by proximity to the upper river valleys of Truro and Fal, and to the town of Truro.*
- *Field pattern regular but not planned.'*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

Generally westward facing undulating slope bisected by tributary valleys forming the more open eastern valley side of the River Allen corridor. It is physically separated from the main part of Truro by a prominent ridgeline to the south east and relates more strongly to the rural landscape of the Allen Valley than to the urban landscape of Truro. The highest lying land to the north east has not been developed and forms part of the prominent ridge creating the eastern side of the bowl topography within which Truro lies, running south to the Truro River. Refer to Map 5 - Topography – Appendix 1

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

This 48 ha site lies between the River Allen at Daubuz Moor to the west, the catchment boundary with the Trevella Stream tributaries to the east, the sub-catchment boundary to another tributary to the north and the urban fringe of Truro to the south. A tributary to the River Allen flows westward through the site to the River Allen. Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

1.3.2 Biodiversity

Habitat types are predominantly open fields with areas of well developed hedges. The intact historic field pattern shows mature hedges of over 6m along the same line as trees shown on the 1875-1901 Historic mapping, and these hedges will be of significant wildlife value.

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

Also lies within the B-Line³ identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate

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

change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁴

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

1.3.3 Land cover and land use

It comprises medium to large scale pastures with intact Cornish hedges. The main railway line runs along the southern section of the eastern boundary, and an isolated farm and small group of houses lie to the west. The northern half of the land parcel lies on the southern edge of the St Clement Area of Great Landscape Value (AGLV)

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

The medium scale field pattern remains intact from the 1875-1901 Historic mapping with only two hedges removed to date. Hedges still contain trees which were present on the 1875 map, creating strong tree lines indicating, their age and landscape value. Hedges to the north are more heavily managed and more exposed and contain few trees, where as the lower more sheltered areas have strong lines of trees in hedges over 6m.

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 integrating existing Cornish hedges into development refer to Appendix 5.

Tree Preservation Order area and individual trees are found on the lower slopes, southern boundary and track to Coldrose C1/CK2A.

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

1.3.5 Settlement and transport

Since the 2000 Strategy development has now broken the undeveloped ridge and covers the western facing slope to the railway line. The north eastern area of the land parcel which rises to ridge remains undeveloped. The settlement edge of two and three storey houses steps down the slope and stops abruptly at the railway line. The houses have been orientated to have their front façade facing the wider rural landscape, rather than rear garden boundaries. The nature of the topography means that the upper western edge is prominent in views extensive views from the west, south west and south.

The brown colouring of the walls and roofs serves to better integrate the development into the landscape than would be the case with white rendered walls. The highest lying land to the north east has not been

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

developed and forms part of the prominent ridge creating the eastern side of the bowl topography within which Truro lies, running south to the Truro River.

There are no public rights of way within the land parcel, however a narrow rural lane connecting Truro with Idless runs along the western boundary.

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

1.3.6 Historic pattern

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

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

- a. **HLC:** Medieval Farmland, with units of Post-medieval Enclosed Land on the north and south, a Communications Type belt of the main line railway running through the Parcel, and C20 Settlement south east of that.
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** Nancemere – its Cornish name, meaning 'great valley', seemingly referring to the vale of the River Allen below – is documented in 1280
- d. **Sites: Post-medieval.** The farmhouse at the medieval settlement of Nancemere dates from c1700. The farmstead at Polquick is recorded in 1712. That at Coldrose was established during the period between the mapping of 1813 and c1840. Polquick has rubbing stones for livestock mapped c1880 in its field in this Parcel and in meadows in TL20 below. Remains of an orchard may survive at Penhellick while another at Coldrose has been re-absorbed into fields. A plant nursery dating from the period between the mapping of c1840 and c1880 (MCO 63852). An allotment garden immediately south of this, dating from the period between the c1880 and c1980 mapping. The railway bisecting the Parcel is the main line originating from the West Cornwall Railway of 1852; features here include a farm bridge, and the west portal of the Buckshead tunnel.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** The Medieval Farmland and Post-Medieval Enclosed Land west of the railway has clearly legible historic patterns of fields, routes and farmsteads
- h. **Below-ground archaeology.** high potential for buried medieval or earlier archaeology, as indicated also by the results of excavations at the Nancemere site in the area with full planning approval. Areas of Post-Medieval Enclosed Land here were also farmed in medieval times. The Parcel in general therefore retains high potential for important buried remains.
- i. **Settings of designated assets:** this area may have archaeological potential associated with its location sloping down to Daubuz Moors (in TL20) which would have attracted prehistoric

activity as an area with varied natural resources near the head of the tidal Truro River. The higher ground in the Parcel, on the north east, could contain sites of Bronze Age barrows (based on topography only). The recent excavations prior to development at Nancemere on the south east revealed remains of a round and of a field system and other external features, they may indicate potential within this for complex later prehistoric Roman period remains, High sensitivity. Field boundaries may have facing and gateposts of local stone or granite and the farmstead at Coldrose may have features showing Cornish Distinctiveness. The naming of the post-medieval farms in Cornish may also be of interest in this respect, High sensitivity.

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

1.3.7 Condition

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

2. Visual context and characteristics

- 2.1. The rising slopes of the eastern valley side figure prominently in views across Truro from higher ground to the south, although they are generally hidden behind a ridge when viewed from lower parts of the city. They form a critical part of Truro's rural setting, providing an important transition between town and country, and also form an important setting for the attractive, rural landscape of the Allen Valley as a whole. Intervisibility within the area varies, from high in the case of the larger scale, open fields to the north, to relatively low within the more heavily treed areas in the south.
- 2.2. The rising slopes of the eastern valley side figure prominently in views across the City from higher ground to the south and form a critical part of Truro's rural setting. The land parcel provides an important transition between town and country and also forms an important setting for the attractive rural landscape of the Allen Valley as a whole.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are typical of the local landscape, being large and medium scale fields with clipped Cornish hedges on the higher ground and mature larger hedges in the ore sheltered areas
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	High	West facing undulating slope bisected by two tributaries of the Allen River
4	Scale and pattern of landscape	Moderate	Medium to large scale with an open pattern of fields and hedges to the north and smaller enclosed fields to the south
5	Historic features and sense of time depth	Moderate	The western slopes form part of a coherent historic farming and valley pasture landscape reaching close to the core of Truro, with

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

			medieval farmland including that of Nancemere (where there is a later Listed farmhouse) and post-medieval farmsteads Polquick and Coldrose. The site of a plant nursery on the south, with allotments alongside, relates to the earlier 19th century Moresk nursery (outside the HA area) but is now part of a field. Air photos show many trees except on the north west side, some among those mapped c1880. An orchard plot mapped c1880 near Polquick retains boundaries and possibly some trees. The railway bisecting the Parcel is the main line dating from 1852, with a farm bridge and the west portal of the Buckshead tunnel.
6	Presence of natural elements	Moderate	well established Cornish hedges provide good habitat within arable and pastoral fields
7	Type of existing development	High	Very limited development within the land parcel which makes a positive contribution to landscape character
8	Relationship to settlement edge	Moderate	The housing development to the east has an influence on the rural character to the west, separated by the railways line.
Visual Sensitivity			
1	Visual prominence	High	Highly visible northern area in views from the west, south west and south. This land is a key part of the undeveloped ridge surrounding the historic City. The lower southern fields are much less prominent due to topography and vegetation
2	Openness and intervisibility	High	Predominantly open with good intervisibility over clipped hedges, the lower southern area is enclosed by topography and hedges
3	Views available	High	Extensive views into and out of the land parcel in the northern area. The land to the west of the railway line is clearly visible from much of the City to the south and south west.

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL21	M	H	H

5. Landscape Value

- 5.1 The northern half of the land parcel retains an unspoilt character with an intact historic field pattern, and lies on the southern edge of the St Clement Area of Great Landscape Value (AGLV). The development of housing which spills down the west facing valley side has to the east of the railway line has eroded the scenic quality of the AGLV designation on this edge.
- 5.2 The southern area although has no designation is considered valuable in terms of the mature strong hedge structure bordering the small and medium scale field pattern.

Landscape Value			
1	Distinctiveness of character	High	Landscape elements are largely typical of the character of the area and northern areas designated as AGLV
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	The northern area of the land parcel is within the St Clement AGLV, however the development of the land to the east of the railway line has had a negative impact on the lower levels of the land to the other side of the valley.
4	Presence of cultural, historic or nature conservation associations	Moderate	Nature conservation value in the mature Cornish hedges

5	Recreational opportunities	Low	No public access or rural highway network in the land parcel
6	Levels of tranquillity	High	High tranquillity in combination with the surrounding rural landscape. Some intermittent intrusion from the railway line

6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL21	M	H	H	H	Low

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

7. Development Potential

- 7.1 **Very limited potential** - Overall, this is a sensitive valley-side landscape, the northern edges of which are critical to the rural setting of Truro and the Allen Valley, having a high intrinsic quality and visual prominence, and designated AGLV. The housing to the east of the railway line has introduced development into a distinct landscape unit which was previously physically separate and of a different character to the main built area of Truro. The railway line forms a physical boundary to development, but not a strong visual boundary on the sloping valley side. Further expansion of development on the upper slopes of the valley beyond the railway line would have a significant adverse effect upon the setting of Truro, the character and quality of the Allen Valley and the St Clement AGLV. There is very limited scope for small-scale development at the lower, southern end of the land parcel, where it could be integrated effectively by landform and retained vegetation without impacting significantly on the wider valley landscape.

8. Future Development – Strategic guidance

This land parcel in landscape terms has a **Low** capacity for future housing development. In the unlikely event that a strategic decision is taken to develop this land, then the following guidance is provided:

- 8.1 Avoid all development on the higher ground and land to the west and north west of the railway line. This area is critical to the setting of Truro and any development in this area will have an adverse effect on the landscape character designated as an AGLV, and will be visually prominent in views from the City to the south and south east
- 8.2 The railway line forms a physical boundary to this proposed development and this could be strengthened by additional planting in order to form a more substantial and defensible 'urban edge' and to contain the spread of development further into the valley to the west.
- 8.3 There is limited potential for development in the southern area, and this would need to be low density housing to integrate into and not damage or remove the strong mature hedge structure which provides important connectivity with the urban edges, the River Allen corridor and the wider

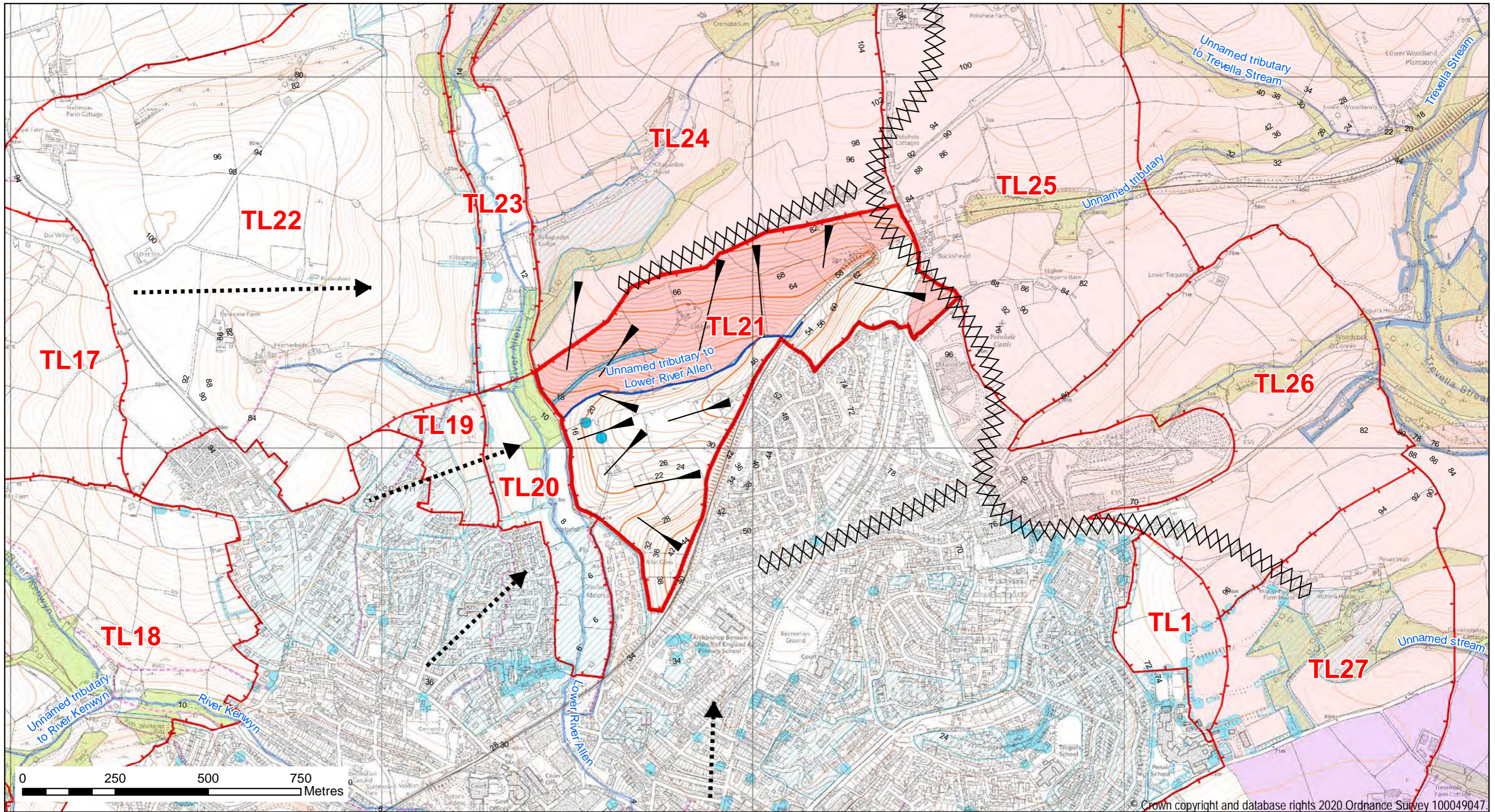
rural landscape. Development in this southern area is likely to be visually perceptible but not create a significant visual impact.

- 8.4 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
- 8.5 Ensure undeveloped buffers of 10m minimum to retained established hedges which contain trees. Refer to 'Guidance for Trees' in Appendix 4.
- 8.6 It will be important to maintain habitat corridors running through this parcel of land. A strong hedgerow/woodland belt runs east to west through the parcel providing connectivity with the developed area in the southeast and the railway line. It would be desirable to enhance connectivity with TL25.
- 8.7 To ensure good future canopy cover, 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). Careful consideration should be given to the possible negative impacts of trees that may give cause for future conflict and tree removal or heavy pruning.
- 8.8 The land parcel is located within the River Kenwyn, Allen and Tregolls Road Critical Drainage Area. The River Allen and Daubuz Moor at the western boundary to the land parcel is designated as Main River. Runoff flows in the northern compartment of the site are inward to the westward flowing tributary of the River Allen. The southern compartment of the land parcel does not contain a watercourse but a minor valley channels water westward and would form the spine of a potential SuDS network.
- 8.9 Maximise pedestrian permeability linking with the rural lane on the western edge of the land parcel.
- 8.1 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 Guide⁶
- 8.2 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.
- 8.3 Lagas⁷ mapping has identified that within this land parcel
 - the southern and western areas provide opportunities for biodiversity net gain which will link to a wider natural network around the City

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

⁷ 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.

- strategic habitat creation/restoration opportunities for woodland which will help plan strategic activity to restore, buffer and link sites that are important for nature to create resilient and functional networks.



Land Parcel: TL21 –River Allen Valley Eastern Slopes - Map 1

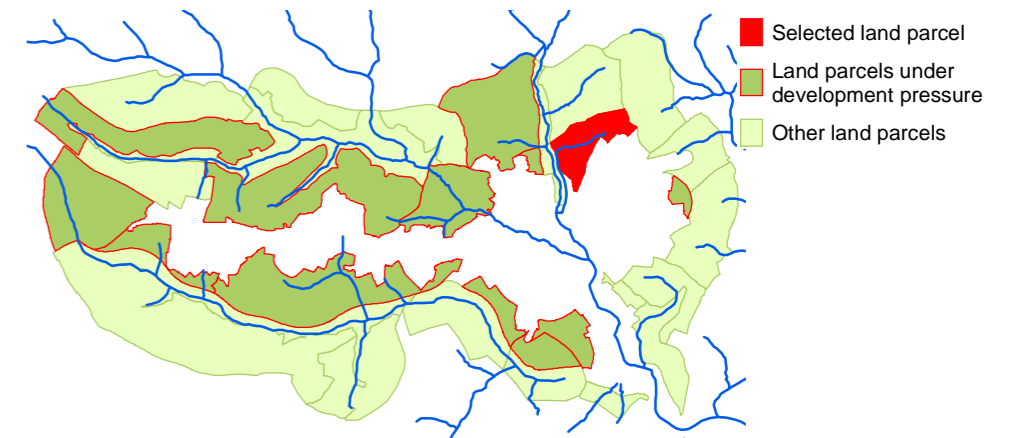
- Land parcel
- Other land parcels
- Rivers
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- County Wildlife Sites
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Biodiversity Action Plan Habitat**
- Woodland

Public Rights of Way

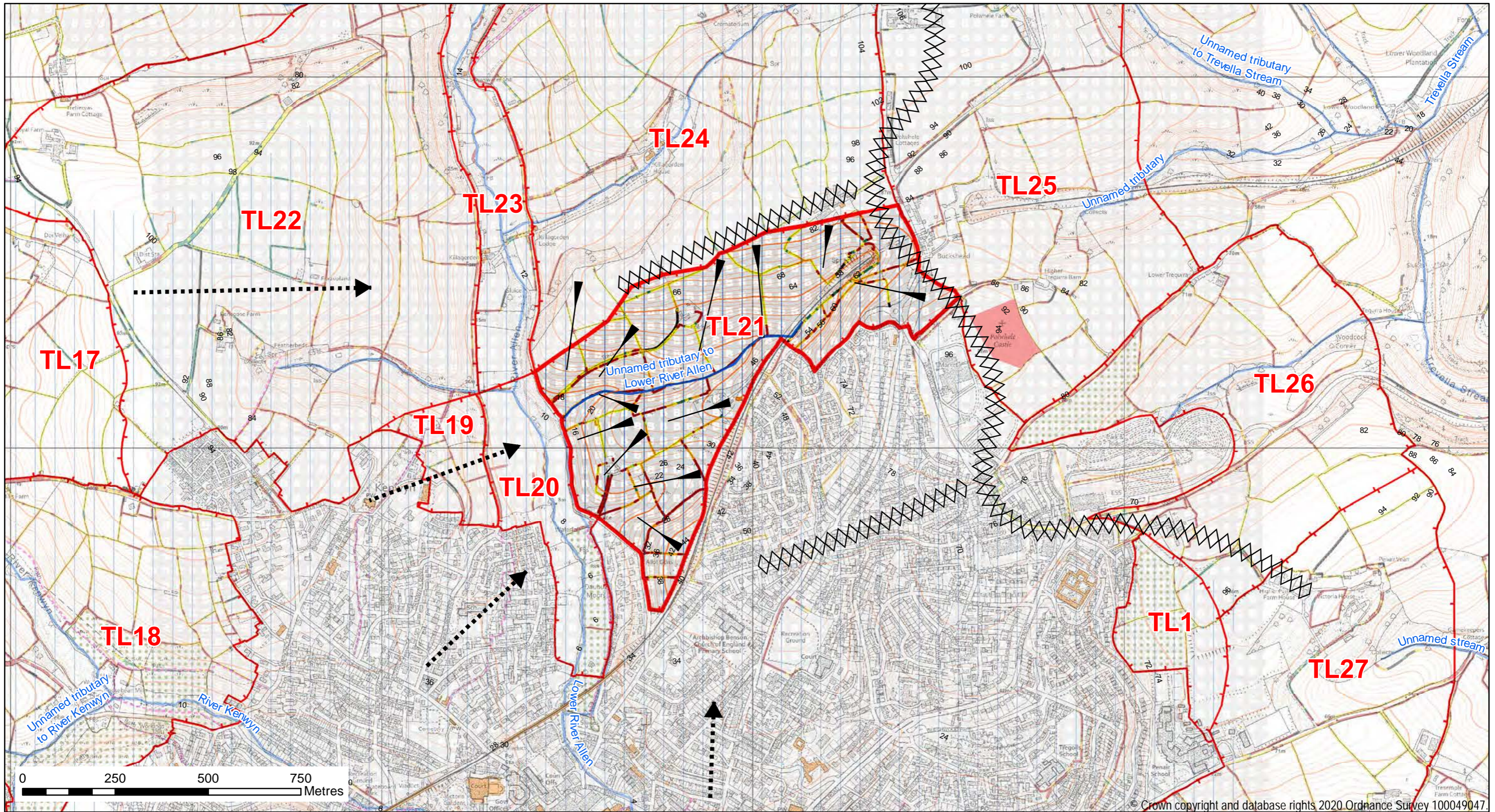
- Footpath
- By-way

Landscape assessment features

- Important Views
- Distinctive Ridge Line
- Direction of Slope

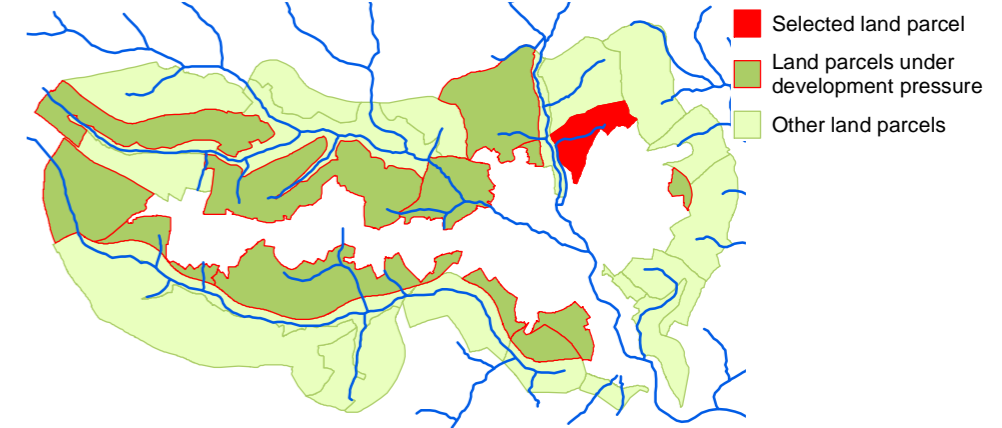


Scale 1:10,000@A3



Land Parcel: TL21 –River Allen Valley Eastern Slopes - Map 2

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Land parcel Other land parcels Rivers Local protected open space B-Line Network Scheduled Monuments Listed Buildings Critical Drainage Areas Truro - Kenwyn, Allen, Tregolls Rd | <ul style="list-style-type: none"> Public Rights of Way Footpath By-way Cornish Hedges 0m-1m high hedges 1m-2m high hedges 2m-3m high hedges 3m-6m high hedges 6m+ high hedges | <ul style="list-style-type: none"> Landscape assessment features Important Views Distinctive Ridge Line Direction of Slope |
|---|--|--|



Scale 1:10,000@A3

TL22 Upper Allen Valley West



Looking west



Looking south



Looking south west

1. Local Landscape Character

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

1.1. CA13 – Fal Ria, Truro and Falmouth

- *An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*

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

1.2. CA14 – Newlyn Downs

- *Open, gently undulating plateau with shallow valleys, incised with minor river valleys. In the north, these reach the coast.*
- *Medium to large scale broadly rectilinear fields of pasture or arable.*
- *Low Cornish hedges and hedgerows.*
- *Woodland cover more prevalent in valleys, mainly broadleaved with Wet Woodland with limited mixed plantations.*
- *Dispersed settlement clusters with estate farms. Some nucleated settlements around enlarged medieval churchtowns.*
- *Prominent barrows on higher ground, numerous late prehistoric defended / enclosed farmsteads (rounds) and mining remains in the west.*
- *Long views to the north and the coast.*

1.3. Local Landscape Character description

1.3.1 Topography and drainage

The topography of this large land parcel is varied. The area forms the ridge between the Kenwyn and Allen River valleys which extends north west to join the central ridge of Cornwall at Chiverton Cross. This ridge reflects the character of CA14 – Newlyn Downs, and is clearly seen on Map 4 – Landscape Character Areas – Appendix 1. The southern end of this ridge forms part of the northern extent of the bowl landform in which Truro lies.

Moving east the land slopes with an increasing gradient forming the western side of the River Allen valley which is bisected by tributary valleys. Refer to Map 5 - Topography – Appendix 1.

This 123 ha site lies on the western side of the River Allen between Daubuz Moor to the south and the flood storage dam at Idless to the north. The southern boundary is the existing urban fringe of Truro, the western edge is the Kenwyn catchment boundary, the northern boundary is a valley, some of which contains a tributary to the River Allen and the eastern boundary is the River Allen corridor. Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

The River Allen 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 site²

1.3.2 Biodiversity

Habitat types are open arable and grassland fields, areas of bracken, scrub, hedgerows and unimproved grassland. A well developed area of woodland is present running along the course of a tributary of the River Allen, and also along the eastern boundary to the river Allen corridor. There is good natural connectivity through the mature field boundaries with these areas of woodland, the River Allen and the wider rural landscape. The biodiversity value of the habitats within the land parcel can only be fully evaluated following a detailed ecological survey. Land Parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC.

Also lies within the B-Line³ identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide⁴

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

The River Allen 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

1.3.3 Land cover and land use

A small number of dispersed farms and quiet rural lanes amongst pastoral and arable farmland.

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

The steeply sloping valley side down into the Allen Valley has an attractive, relatively small-scale mosaic of pasture, woodland and strong Cornish hedges creating a more intimate character. In contrast, the flatter, elevated ground to the west has a large-scale field pattern, with a clipped structure of Cornish hedges and trees due to management and the exposed nature being some of the highest land around the edge of Truro.

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

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

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

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

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. Since the 1875-1901 Historic mapping field boundaries have been removed increasing field sizes to accommodate modern farming methods. Cornish hedges on the valley slopes are much taller than those on the plateau ridge and many contain trees which are shown on the 1875-1901 Historic map, particularly in the tributary valley, and along the rural lane on the eastern boundary which are also covered by a Tree Preservation Orders C1/CK2A. The treed areas are naturally wetter along tributaries of the river Allen. Refer to Map 10 – Cornish Hedges and also Map 11b – 1875-1901 Historic map (east) – Appendix 1.

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

1.3.5 Settlement and transport

Isolated farms and an electricity sub station are the only development in this land parcel and its character reflects the wider rural landscape rather than the settlement edge of Truro. The southern boundary meets the northern limits of Kenwyn with a very low density built edge with houses occupying large building plots bounded by mature trees, creating a very natural edge which integrates the development with the wider rural landscape. The southern boundary also meets the Truro Heights residential park where a much greater density of single storey lodge type properties have been built to the west of the busy B3284, and boundary vegetation screens the development to some extent from the highway and wider landscape.

There are two footpaths in this area which connect the settlement edge with the rural lanes and tracks in the land parcel providing a valued connection to the wider rural landscape.

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.

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>

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 and Post-medieval Enclosed Land with some Upland Rough Ground (the term classifying rough ground in valleys as well as higher ground).
- b. **Sites: Prehistoric-Romano British.** This area has been farmed from prehistoric times, as indicated by a record of a possible enclosed later prehistoric or Roman period settlement site. Steeper slopes on the north east were probably wooded; woods below Pencoose are indicated by its Cornish place-name, 'head of the woods'.
- c. **Sites: Medieval.** Surviving field patterns date from early medieval times when they were re-organised into strip fields associated with the hamlets of Idless and Treheveras. Field patterns remain clearly strip-derived in places, and are altered elsewhere so that they have a post-medieval or more modern character. The settlement at Pencoose is located beside an early east-west lane, part of which lies on the parish boundary. Featherbeds may be a medieval or post-medieval part of Pencoose hamlet; it appears on the 1840 Tithe survey and appears to be depicted though without its name on the 1813 OS map.
- d. **Sites: Post-medieval.** The east end of the lane east of Pencoose also formed part of Truro's Parliamentary Borough boundary. Old trees are indicated on this line and on nearby hedgerows, and Featherbeds had an orchard nearby. Quarries on the north appear on the c1840 Tithe Map and/or the c1880 OS. Other evident main changes include a turnpike road forming the west side of the Parcel.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – LB** Treheveras Farmhouse and adjoining house, Grade II. Idless Farmhouse, Grade II. Turnpike Trust milestone, Grade II
- g. **Historic Landscape.** Medieval Farmland HLC Type contains legible medieval patterns of fields, routes and hamlets
- h. **Below-ground archaeology.** high potential for buried medieval or earlier archaeology. Most land here of other HLC Types, though more altered at surface, was also farmed in medieval times. The Parcel in general therefore retains high potential for important buried remains.
- i. **Settings of designated assets:** The lane east of Pencoose has local importance as part of the parish and historic borough boundary, Moderate or High sensitivity. Treheveras Farmhouse and Idless Farmhouse, both Grade II Listed Buildings, nearby farmland and former orchards will feature in the designated assets' historic setting, Moderate or High sensitivity. The Parcel adjoins on the south the core of Kenwyn parish and is a legible part of its medieval landscape, so may be considered part of the setting of assets there, Moderate or High sensitivity. The higher ground west of centre in the parcel could potentially contain Bronze Age barrows High sensitivity. The cluster of old quarries dug on the steep slopes on the north and east sides of the spur is the largest group of these

noted in the HA area, and together they may represent a substantial source of local stone. Stone from here is very likely to have been used in local Cornish hedges, and other structures too. The quarry on the east in particular, in view of its close proximity to it, probably supplied stone for use in the Listed bridge at Scawswater Mill beside the River Allen in the adjoining Parcel TL23 High sensitivity.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork⁸.

1.3.7 Condition

Well managed unspoilt rural farmland with no obvious detracting influences despite proximity to the urban area.

2. Visual context and characteristics

- 2.1. The high ridge area has a very high visual prominence from both the south west and east and the rural landscape to the north, with high intervisibility due to the low hedgerow structure. The upper slopes of the valley are also visible in views across the Allen Valley from the east but the lower slopes are less prominent and benefit from more intact landscape structure mature trees in boundary hedges and woodland cover reducing intervisibility. Although the valley side lies beyond the visual setting of Truro, it does form an important part of its wider, rural landscape context.
- 2.2. The nature of the topography means that the southern area of the land parcel north of Kenwyn is critical to the historic setting of Truro, forming part of the northern ridge which contains the bowl of the City. To the north of this the high plateau area is beyond the visual setting of the Truro, and reflects the wider rural landscape. To the east the landscape is part of attractive unspoilt valley landscape of the River Allen which is a visually distinct landscape unit which has strong topographic unity and visual integrity and is beyond the setting of Truro.

3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	The landscape elements are typical of the local landscape, both on the upper plateau area and the valley side, being clipped Cornish hedges with some larger trees on the eastern facing valley side
2	Condition of elements and features	Moderate	well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	simple landform flat open landform which falls steeply to the east to the River Allen
4	Scale and pattern of landscape	Moderate	Medium to large scale with a simple pattern
5	Historic features and sense of time depth	Moderate	Farmland with altered but legible medieval patterning is associated with several hamlets, including Treheveras and Idless with their Listed farmhouses, and with historic routes to Kenwyn churchtown. Parts of an early lane and parish and parliamentary borough boundary lie near Pencoose. On the west is a turnpike road (the B3284) with Listed milestone, and the eastern slopes

⁸ <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

			form part of the Allen Valley where coherent historic farming and valley pasture landscape reaches close to the core of Truro. Air photos indicate possible survival of orchard trees west of Featherbeds. Old quarries on the north and east probably supplied stone for local buildings including a Listed bridge at Scawswater Mill in the adjoining Parcel TL23.
6	Presence of natural elements	Moderate	Well established Cornish hedges on the eastern facing valley side providing semi natural habitats connecting to areas of woodland.
7	Type of existing development	High	Development is present on the southern boundary but does not detract from the rural character of the land parcel
8	Relationship to settlement edge	High	Settlement edge is separated by mature trees forming a strong boundary to the northern edge of Kenwyn.
Visual Sensitivity			
1	Visual prominence	High	Western higher ground is very prominent in views from the east, south east and south west. The lower slopes are less prominent and benefit from the more intact landscape structure
2	Openness and intervisibility	Moderate	Higher elevated parts are open and have good intervisibility due to the nature of the low Cornish Hedge boundaries. The lower valley side has a smaller mosaic of hedges and a reduced intervisibility with a more intimate character
3	Views available	High	Views from the east, south east and south west both close to and at a distance The southern area of this land parcel forms part of the ridge surrounding the City

4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL22	M	H	H

5. Landscape Value

- 5.1 The rural character of this land parcel is key both as an elevated rural edge to the northern ridge of city of Truro, and to the setting of the Allen Valley
- 5.2 The east facing valley side has no designation is considered valuable in terms of the mature strong hedge structure bordering the smaller scale fields which are also covered by Tree Preservation Orders.
- 5.3 The higher eastern land is beyond the setting of Truro and has a distinctive exposed rural farmland character

	Landscape Value		
1	Distinctiveness of character	High	Landscape elements are typical of the local character, where the valley sides are distinctly different to the higher exposed plateau area
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	Moderate	This land parcel forms the northern rural approach to the City from. The intact farmland landscape on the east facing valley sides have an unspoilt rural character and aesthetic appeal.
4	Presence of cultural, historic or nature conservation associations	Moderate	Conservation value in the Cornish hedges with Tree Preservation Orders in place
5	Recreational opportunities	High	Two public footpaths connect the present settlement edge with the wider rural landscape and network of rural lanes.

6	Levels of tranquillity	High	A tranquil land parcel with some intrusion close to the B3284. Greater level of tranquillity on the eastern facing valley side
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6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL22	M	H	H	H	Low

6.1 **Low Capacity**– housing development will result in severe harm/destruction of landscape character which mitigation measures cannot prevent, reduce or remedy

7. Development Potential

Unsuitable for development – This land parcel forms an attractive piece of elevated exposed rural landscape which is largely beyond the visual setting and 'natural edge' of Truro. The higher ground to the west is less intrinsically valuable but has a high visual sensitivity forming part of the undeveloped ridge which creates the bowl setting to Truro. Development in this area should be avoided. It would be difficult to contain due to the exposed nature and high visual prominence of the land, and would be physically detached from the natural edge of Truro, in a landscape with a different, quite separate character from the city

7.1 The eastern area forms part of the intact, high quality and unspoilt landscape unit of the Allen Valley. Development within the valley unit would intrude significantly upon its rural qualities and have an impact on the quality of the valley floor and opposite sides which are designated as AGLV.

8. Future Development – Strategic guidance

This land parcel in landscape terms has a **Low** capacity and is unsuitable for future housing development . In the unlikely event that a strategic decision is taken to develop this land, then the following guidance is provided:

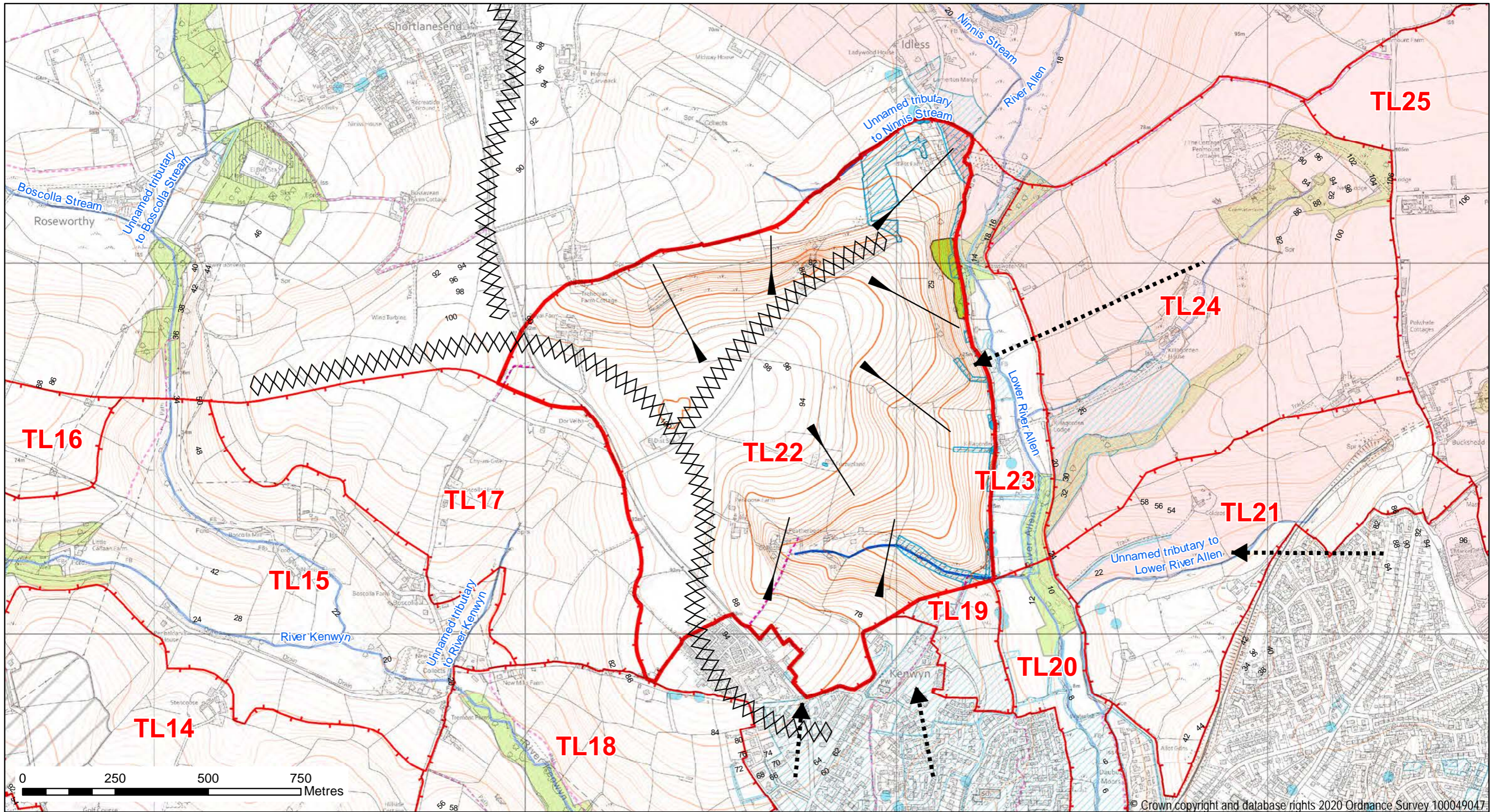
- 8.1 Development should be linked to and extend the present form and pattern of the settlement edge reflecting the positive attributes of the edge's character The tree lined Cornish hedge boundaries form part of the green backdrop to the City and need to be retained. Development would need to integrate into the field pattern allowing minimum distances to hedges and canopy extents. Refer to 'Guidance for Trees' in Appendix 4.
- 8.2 Avoid development on the open ridge where it will be visually prominent as a skyline development in views from the south west, east and surrounding rural landscape.
- 8.3 Development in the south of the land parcel as the potential to remove the green back drop and setting of Kenwyn Church.
- 8.4 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.
- 8.5 Ensure 10m minimum undeveloped buffer from canopy edge of all trees including those in Cornish hedges
 - 8.6 Ensure 20m minimum undeveloped buffer from the canopy edge of all woodland areas
 - 8.7 Most boundaries in and around the Parcel are Cornish hedges recorded on the Tithe Map of 1840, and one also forms a substantial part of a parish boundary, so, under the historic criteria for hedgerows, Hedgerow Regulations are likely to apply.
 - 8.8 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.
 - 8.9 Protect and enhance green corridors linking to watercourses, there are excellent opportunities for woodland/increased canopy cover, shelterbelts, and wet woodland creation along streams to enhance north to south habitat connectivity from Idless Woods to Daubuz Moor along the eastern boundary.
 - 8.10 The area of woodland around Featherbeds needs to be retained as it provides an important wildlife corridor linking to the River Allen.
 - 8.11 Exposure on the elevated ridge along the principle highway B3284 will have an impact slowing any future vegetation growth.
 - 8.12 Any future development poses significant risk to historic hedges which need to be conserved and managed.
 - 8.13 The land parcel is located within the River Kenwyn, Allen and Tregolls Road Critical Drainage Area. The River Allen at the eastern boundary is designated as Main River. The northern/central part of the land parcel is high ground sloping north to the valley and stream on the northern boundary and west to the River Allen, downstream of the Idless flood storage dam. The southern part of the land parcel drains inward to a watercourse that flows eastward across the site to the Rive Allen in the northern part of Daubuz Moor. Drainage of the land parcel should be toward the River Allen and away from the existing urban areas.
 - 8.14 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 Guide⁹
 - 8.15 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.
 - 8.16 Lagas¹⁰ mapping has identified that within this land parcel

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

¹⁰ 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

- the southern and western areas provide opportunities for biodiversity net gain which will link to a wider natural network around the City
- strategic habitat creation/restoration opportunities for woodland which will help plan strategic activity to restore, buffer and link sites that are important for nature to create resilient and functional networks.



Land Parcel: TL22 – Upper Allen Valley West - Map 1

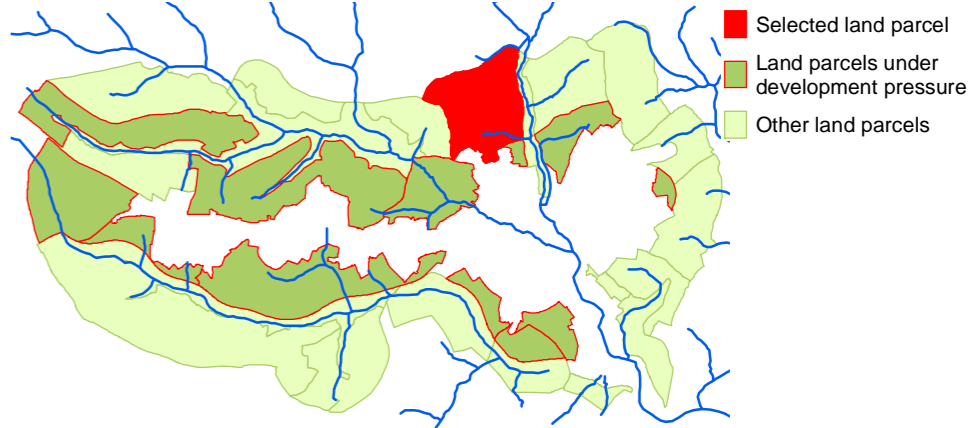
- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- Area of Great Landscape Value
- Sites of Special Scientific Interest
- County Wildlife Sites
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Biodiversity Action Plan Habitat**
- Woodland

Public Rights of Way

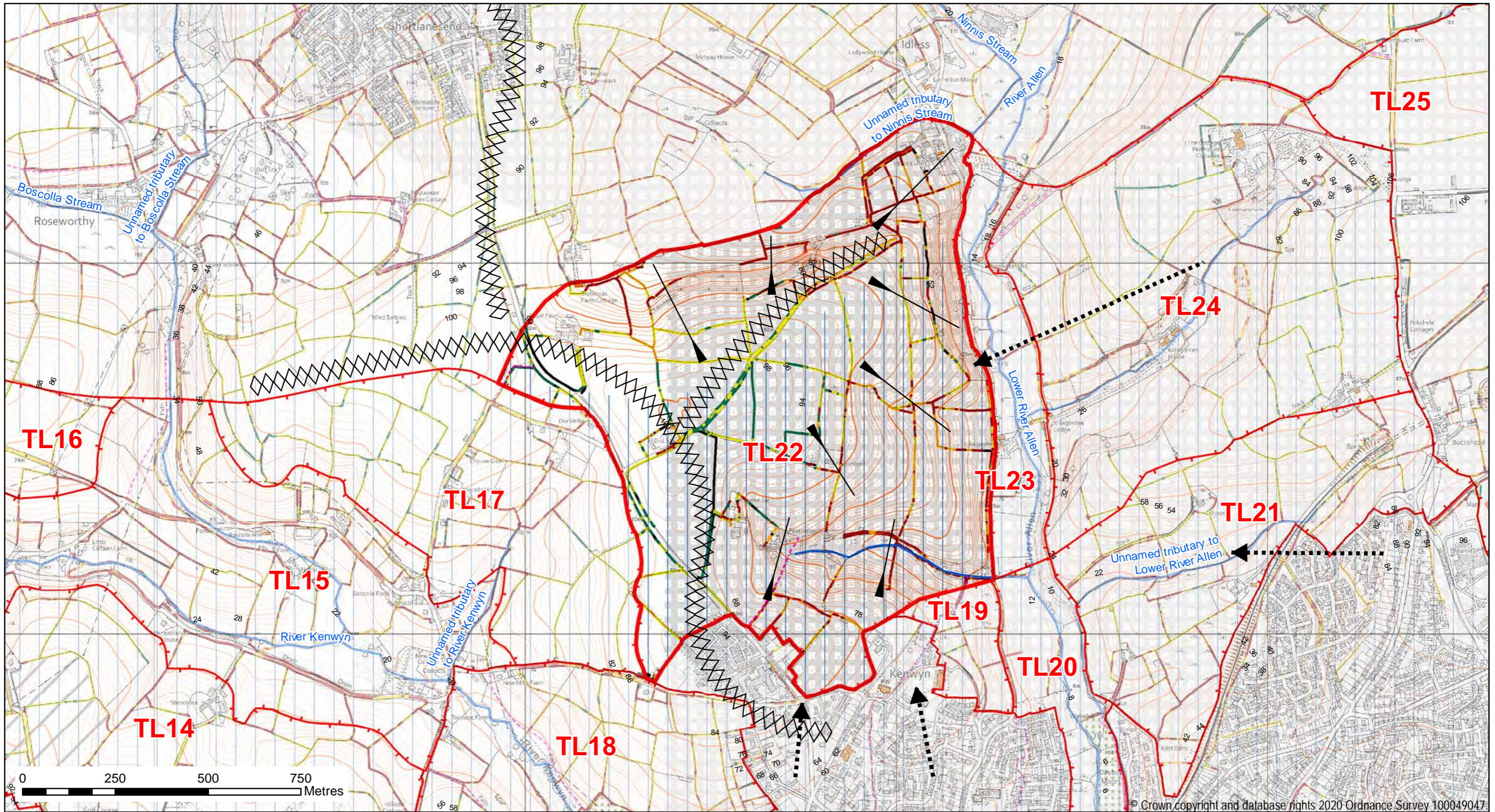
- Footpath
- Bridleway
- By-way

Landscape assessment features

- Important Views
- Distinctive Ridge Line
- Direction of Slope

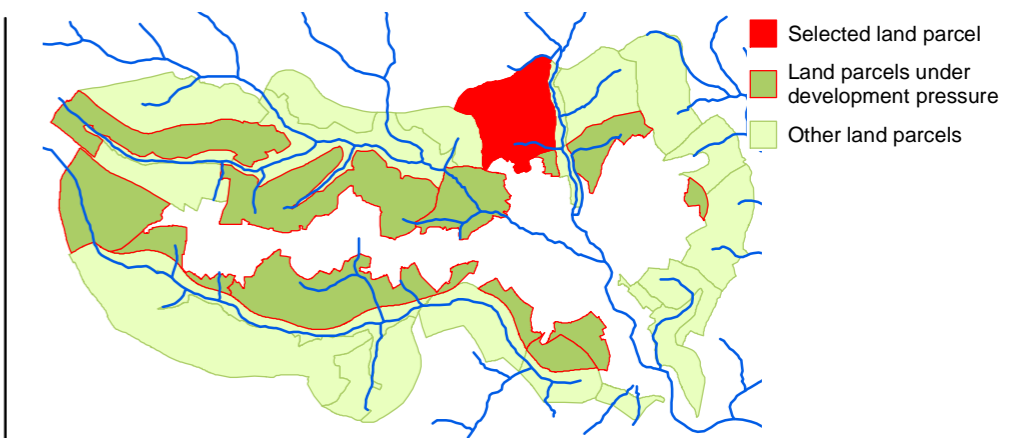


Scale 1:10,000@A3



Land Parcel: TL22 – Upper Allen Valley West - Map 2

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Land parcel Other land parcels Rivers Land with full planning consent Local protected open space B-Line Network Scheduled Monuments Listed Buildings Critical Drainage Areas Truro - Kenwyn, Allen, Tregolls Rd | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Landscape assessment features Important Views Distinctive Ridge Line Direction of Slope |
|---|---|--|



Scale 1:10,000@A3