

## TL 23: River Allen Valley Floor North

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Looking west with TL22 in the background

### 1. Local Landscape Character

This land parcel is formed of the northern section of the distinctive flat valley floor of the River Allen, on the north edge of Truro within one Landscape Character Area<sup>1</sup>. 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'*

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

## 1.2. Local Landscape Character description

### 1.2.1 Topography and drainage

The parcel encompasses the northern section of the distinctive, flat valley floor of the River Allen corridor and extends partially up the gentle slopes of the valley sides.

Refer to Map 5 - Topography – Appendix 1

This 16 ha site encompasses the River Allen river corridor between the Idless flood storage dam to the north and Daubuz Moor to the south. The site is at high risk of flooding and is clearly 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 site<sup>2</sup>

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

Habitat types are wet improved grassland, arable, grassland, woodland, hedgerows and scrub. These habitats are vital to support the River Allen wildlife corridor.

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

Also lies within the B-Line<sup>3</sup> identified as an important corridor for insects and wildlife to respond to climate change. Refer to Map 6 Appendix 1. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup>

Refer to Map 6 – Constraints 1 - Environmental - Appendix

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 site<sup>5</sup>

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

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

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

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

Lagas<sup>6</sup> mapping<sup>7</sup> 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**

Rural character dominated by managed pasture and woodland. Isolated dwellings and a farm are dotted along the rural lane on the western boundary.

Being physically detached from the city, this reinforces the rural character of the City's wider landscape setting.

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**

The area is mainly characterised by a small-scale arable and pastoral field pattern, where a number of field boundaries have been removed since the 1875-1901 Historic mapping. There is a high degree of canopy cover with areas of deciduous woodland to both sides of valley. The Cornish hedges are predominantly over 6m in height and are densely populated with mature native trees which were shown on the 1875-1901 Historic map particularly along the lanes and hedgerows.

There are four entries in the Ancient Tree Inventory (3 pedunculate oak and 1 hazel). There are also some examples of 'parkland' type tree planting within the pastures.

Tree preservation order area C1/CK2A

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

Lagas<sup>8</sup> mapping<sup>9</sup> 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

### **1.2.5 Settlement and transport**

There are a small number of farmhouses and mills at intervals along the land parcel, the northern end of which meets the boundary of the small hamlet of Idless. The houses are residential (2 storeys) and in the main part constructed in the local vernacular of granite and slate roofing. As

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<sup>6</sup> 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.

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

<sup>8</sup> 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.

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

such these dwellings sit well within the landscape, mostly to the edge of the flat river valley, removed from the river. A planning application to construct a more modern 'eco' type dwelling was refused (PA12/07699). The only noticeable development is a number of agricultural barns and polytunnels (PA15/04961) constructed by Truro City Parks department to supply the requirements of the city public open spaces.

The pasture land is privately owned with no public access. However, the rural road from Idless to Kenwyn takes an elongated loop following both sides of the river valley. This is designated as a Quiet Lane and is very popular with walkers and cyclists.

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:** Upland Rough Ground (so termed for characterisation purposes; including valley moor or hal in Cornish, often as here largely unimproved in medieval times because of damp ground), with Post-Medieval Enclosed Land, and a belt of the Plantations and Scrub Type (here probably self-sown trees).
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** cropmarks possibly of buried medieval strip-field boundaries on the south. A leat running off the Allen south of Killagorden Farm is probably medieval in origin.
- d. **Sites: Post-medieval.** The scaled OS drawing of 1811 indicates that the bridge at Scawswater Mill of local quarried stone was built before that time. The more detailed survey of c1840 depicts the tailrace of the mill. The survey of c1840 being detailed also shows a lane and enclosures at Killagorden or Rosedale as it was formerly known. The c1840 survey similarly records the leat and tailrace of Idless Mill.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – LB -** Scawswater Mill bridge, Grade II
- g. **Historic Landscape.** Field patterns indicate the medieval fields, meadows and rough ground, though some hedges have been removed
- h. **Below-ground archaeology.** Post-Medieval Enclosed Land HLC Type includes some adapted Medieval Farmland and this has 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 fieldwork .

### 1.2.7 Condition

The valley forms a highly attractive piece of rural landscape with unspoilt managed farmland with no detracting features.

## 2. Visual context and characteristics

- 2.1 The land parcel has an enclosed, intimate, quiet and pastoral character, and forms an integral part of an attractive, unspoilt and visually distinct intact landscape unit. The valley is generally quite hidden from view because of its low-lying, flat nature, and the enclosure provided by landform and tree cover. This leads to low levels of intervisibility from outside the parcel and also from within the parcel to the surrounding area.
- 2.2 The cathedral spires are the only part of Truro that can be occasionally glimpsed. Although the area lies beyond the visual setting and 'natural edge' of Truro, it forms an important part of its wider, rural landscape context.

## 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 and well grown Cornish hedges, small scale pasture and a high level of canopy cover.
2	Condition of elements and features	High	The private pasture and Cornish hedges are well maintained, as is the river course
3	Nature and complexity of landform	Low	Flat valley floor of the River Allen valley
4	Scale and pattern of landscape	High	Small-scale pasture and arable land, unusual area of flat river meadow with diverse habitats enclosed by valley slopes, which provide a protected microclimate with hedgerows and areas of deciduous woodland
5	Historic features and sense of time depth	High	Rough ground on the valley floor traditionally used for grazing, mostly now altered in the wider study area, may remain evident here. A leat south of Killagorden Farm may suggest that there was formerly a mill in that area and so may indicate time depth in the landscape. Stone for the Listed bridge at Scawswater Mill was probably from a local source, potentially in TL22 adjoining.
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 through level river meadows. There is a high degree of tree cover and well-established Cornish hedges. There is a good variety of habitats including deciduous woodland.
7	Type of existing development	High	Very little - Residential farm and mill houses of historic construction at intervals along the valley, Truro City Council Parks department
8	Relationship to settlement edge	High	This land parcel is not connected to the settlement edge
Visual Sensitivity			
1	Visual prominence	Low	An area that is well enclosed to its landform as a low lying flat valley floor
2	Openness and intervisibility	Low	There is a high presence of tree cover as well as small scale fields, the river meadows are enclosed by the sloping valley sides, thus preventing intervisibility.
3	Views available	Low	At intervals there are short views along the valley but not beyond the immediate area. There is no visual relationship with the settlement edge

## 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL23	H	L	H

## 5. Landscape Value

- 5.1 The position of these river meadows and enclosed valley in such close proximity to the settlement make them a distinctive and valued feature of the surrounding landscape of Truro. Such flat meadows are an unusual feature in Cornwall where river valleys are often steep sided. The area has a long history of use as small scale pasture and as water powered mill workings. As part of an Area of Great Landscape Value it operates as a valuable green and blue nature corridor.
- 5.2 The land parcel beyond the visual setting of the town, and forms integral part of attractive unspoilt and visually distinct landscape unit parts of which are designated as AGL V and which has strong topographic unity and visual integrity. Although not part of visual setting of Truro it forms an important part of its wider, rural landscape context.

	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	All elements are maintained in good condition with intact and mature local landscape character
3	Scenic value and aesthetic appeal	High	This area has high scenic and aesthetic appeal in terms of its character, its management and the diverse habitats. It is abundantly sylvan and protected in nature
4	Presence of cultural, historic or nature conservation associations	High	Cultural and historic associations can be found in the presence of the mill workings and the farms. There are also two historic estates situated on the valley slopes. Additionally, the presence of a number of sizeable Cornish hedges, which add to the nature conservation value. As do the management of the course of the River Allen and the river meadows.
5	Recreational opportunities	Moderate	The Quiet Lanes from Idless to Kenwyn provides a popular route for walkers and cyclists.
6	Levels of tranquillity	High	A highly tranquil, pastoral river valley with low traffic levels. The valley sides protect the parcel from any ambient noise from surrounding areas

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL23	H	L	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:**

7.1 **Unsuitable for development** – this area forms an attractive piece of rural landscape which is beyond the visual setting and 'natural edge' of Truro and which forms part of the intact, high quality and unspoilt landscape unit of the Allen Valley. Development within this 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. It has a strong distinctive character which is particularly sensitive to development, the objective of the designation is to conserve and enhance the landscape quality and individual character. The area is, therefore, unsuitable for development.

## TL 24: Upper Allen Valleyside East

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Looking east



Looking south

### 1. Local Landscape Character

This land parcel lies on the northern edge of Truro within two Landscape Character Areas<sup>1</sup>. 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.*

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<sup>1</sup> 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.*
- *Creeks that are dominated by former ports... with an industrial, water-related character of small quays and landing stages.*
- *Medieval settlements at the heads of creeks.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

## **1.2. CA16 - Mid-Fal Plateau**

- *A gently undulating upland plateau.*
- *There is a high proportion of arable farmland, although still predominantly pastoral.*
- *Estate farmland and plantations, with areas of ornamental planting.*
- *Sunken lanes with visible stone facing.*
- *There are 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 is regular but not planned*

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

### **1.3.1 Topography and drainage**

A large land parcel taking in a section of the west facing valley side of the River Allen corridor from 20m AOD rising to 100m AOD at Penmount Crematorium in the north-east corner. A tributary valley of the River Allen runs down the centre of the land parcel.

Refer to Map 5 - Topography – Appendix 1.

This 88 ha site lies in the eastern side of the River Allen catchment between Idless flood storage dam to the north and Daubuz Moor to the south, the River Allen to the west and the edge of the Trevella Stream to the east. A tributary to the River Allen flows westward across the central part of the site and runoff flows inward across most of the site to this tributary

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

### **1.3.2 Biodiversity**

Habitat types are primarily arable and grassland fields, hedges with significant amounts of woodland and some patches of scrub. A tributary of the River Allen runs through this parcel. It will be very important to retain and strengthen the green corridor formed by the area of woodland extended from the River Allen corridor diagonally through the parcel towards the area of woodland around the lodge.

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

Also lies within the B-Line<sup>2</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are

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

encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>3</sup>

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

Lagas<sup>4</sup> mapping<sup>5</sup> 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

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

A large land parcel of open arable farmland, designated for its scenic beauty as Area of Great Landscape Value (AGLV).

Development is dispersed, isolated farms, Penmount Crematorium and isolated dwellings.

Agricultural land classification – classed as grade 2 on the plateau areas and 3 on the valley slopes.

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

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

The managed farmland, hedgerows and woodland form a diverse patchwork. The area comprises medium to large scale pastures with intact, mainly clipped hedgerows unchanged in layout since the 1875-1901 mapping. Smaller scale pastures are seen on the valley slopes, and larger scale on the plateau. There are an abundance of Cornish hedges. Hedge heights are much lower on the upper more exposed valley slopes with numerous hedges over 6m in the more sheltered valley areas.

The 1875-1901 Historic mapping shows trees in hedges which today are over 6m in height. These old trees are valuable in terms of both landscape character and the wildlife they support.

The main areas of woodland are confined to the less-exposed valley slopes and around Penmount crematorium on the skyline. The lower valley slopes are covered by a Tree preservation order area 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**

The area is sparsely populated, with two larger estates at Killigordon House and Penmount, which is now the crematorium and Strategic Open Space, and one isolated farm complex. The north-west corner

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

<sup>4</sup> 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.

<sup>5</sup> <https://lagas.co.uk/app/product/nature-recovery-network>

touches the settlement edge of the hamlet of Idless. The eastern boundary of the parcel is delineated by the A39 Newquay Road, which joins the A30 at Carland Cross, and therefore is a busy access route to Truro. This is the only road within the parcel. The only public right of way is a byway which forms the northern boundary. This runs from Scawswater Mill, past the northern side of Penmount to join the A39. 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, and Post-medieval Enclosed Land, with a unit of Ornamental Type around Killagorden and another at Penmount
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** Field patterns indicate medieval farmland although there is no recorded early documentation of Killagorden
- d. **Sites: Post-medieval.** Killagorden is first documented in 1556. The existing settlement is named Rosedale on the c1880 map. Its ornamental landscape may have developed in several phases from the 17th to 19th centuries
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – LB** Country house, Killagorden, Grade II, Lodge Killagorden, Grade II, Coach house Killagorden, Grade II.
- g. **Historic Landscape.** The Medieval Farmland and Post-medieval Enclosed Land shows its origins and development well overall and the Ornamental historic character is clear with mature trees in designed scatters and shelter belts
- 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.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>6</sup>.

### 1.3.7 Condition

The area has a strongly rural, attractive unspoilt character, being designated an AGLV and, by definition, of high landscape value. Presently it is generally attractive and well managed farmland with no detracting features

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

## 2. Visual context and characteristics

- 2.1. The higher slopes are prominent in views from elevated areas to the south, although this area is generally hidden behind a ridge when viewed from lower parts of the city. The large-scale fields have a generally open character with high intervisibility. While some of the more heavily wooded areas along the tributary valley and ridge top have lower intervisibility due to the landform and tree cover. There are views from the plateau areas to the northern edge of Truro, but the rest of the City is obscured by the ridgeline to the south of the land parcel.
- 2.2. This land parcel lies beyond the visual setting of the town, and forms part of the attractive unspoilt valley landscape of the River Allen which is a visually distinct landscape unit which has strong topographic unity and visual integrity. Although not part of visual setting of Truro forms an important part of its wider rural landscape context.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	A high presence of landscape features that are representative of the typical character including well managed pasture and Cornish hedges
2	Condition of elements and features	High	well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	High	An area with rolling and complex natural landforms
4	Scale and pattern of landscape	Moderate	Medium to large scale with a simple pattern
5	Historic features and sense of time depth	High	The farmland can be seen to be medieval in origin and adapted in post-medieval times, fields having sinuous boundaries and evidence of past amalgamation to form more regularly sized ones. The development of ornamental parkland is clear with mature trees in designed scatters and shelter belts around the approach to and core of Killagorden with its Listed country house and associated estate buildings
6	Presence of natural elements	High	Well established and historic Cornish hedges, and areas of mature deciduous Biodiversity Action pan Woodland habitat and open pasture land
7	Type of existing development	High	Development is historic and very sparse
8	Relationship to settlement edge	High	This area is remote from the settlement edge.
Visual Sensitivity			
1	Visual prominence	Moderate	Upper parts of the land parcel visually prominent from the north, west and south
2	Openness and intervisibility	Moderate	Higher parts have a generally open character with high intervisibility. But the lower valley slopes have less intervisibility due to the topography and to the wooded nature of these areas.
3	Views available	High	There are extensive views to all points from the plateau areas of the land parcel, both public and private. Parts of which of also visible from areas in the north and west of the settlement.

## 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL24	H	M	H

## 5. Landscape Value

- 5.1. The whole of this land parcel lies within the St Clement Area of Great Landscape Value (AGLV) unaffected by modern development or intrusions and is therefore, by definition, of high landscape importance.
- 5.2. The landscape retains an intact historic field pattern, and an unspoilt rural character.

Landscape Value			
1	Distinctiveness of character	High	The land parcel lies wholly within an area of distinctive local character and scenic value designated as an AGLV
2	Quality and condition of landscape, elements and features	High	Landscape features are managed and in good condition, and are of a mature or historic nature.
3	Scenic value and aesthetic appeal	High	This land parcel is key to the rural approach to Truro from the north, and has significant scenic value from the surrounding area
4	Presence of cultural, historic or nature conservation associations	High	The cultural associations lie in the historic nature of the managed pasture and the conservation of the Cornish hedges
5	Recreational opportunities	Moderate	The northern boundary can be accessed via a public byway, which spurs from the Kenwyn to Idless road (Quiet Lane) which is a popular route for walkers and cyclists. This creates access to the western edge of the land parcel and enjoyment of its lower valleys. However, there is no public access to the pasture land.
6	Levels of tranquillity	High	High tranquillity, open countryside with no development. Possible intrusion from A39 along the eastern boundary, however this road has high levels of canopy cover to the verges which will reduce levels

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL24	H	M	H	H	Low

- 6.1 **Low** – any housing development would result in severe harm or destruction of the landscape character which mitigation measures could not prevent, reduce or remedy.

## 7. Development Potential

- 7.1. **Unsuitable for development** - This area forms an attractive piece of rural landscape which is beyond the visual setting and natural edge of Truro. It forms part of the intact high quality and unspoilt landscape unit of the Allen Valley. Housing development within this valley unit would intrude significantly upon its rural qualities and have an impact on its designation as an AGLV.



Looking south

### 1. Local Landscape Character

This land parcel lies to the north east of the City and is covered by two Landscape Character Areas<sup>1</sup>. 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. CA16 – Mid Fal Plateau

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

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

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

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

A large rectangular land parcel to the north-east of Truro which is comprised of the western side of a ridge dividing the catchments of the River Allen Valley to the west and the Trevella tributaries to the east, which feed into the Tresillian River. The broad level plateau to the north rises to 100 AOD, and is divided by narrow valleys.

Refer to Map 5 - Topography – Appendix 1.

This 99 ha site lies within the Trevella Stream catchment. The western edge is the boundary with the River Allen catchment. The north west of the site is bounded by a tributary to the Trevella Stream. Runoff flows are generally eastward or inward to a small valley in the southern area that contains a small tributary to the Trevella Stream.

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

#### **1.3.2 Biodiversity**

Habitat types are primarily arable and grassland fields, Cornish hedges with significant amounts of woodland and some patches of scrub. The northeast border of the parcel and the section towards the south contain watercourses running through the wooded areas.

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

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

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

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

The site comprises a broad level plateau with large-scale fields, a weak structure of hedgerow and trees, and an open exposed character. There is a more diverse pattern of pasture, trees and woodland on the steeper valley sides of minor tributaries of the Trevella Stream, along the railway line and around the school at Polwhele House with a more enclosed character. The farmland is managed and unspoilt with a strongly rural attractive character.

The agricultural land classification is grade 3 on the plateau pasture areas and grade 2 on the valley sides. The whole parcel is an AGLV, and is therefore by definition, of high landscape value.

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

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

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

#### 1.3.4 Field and woodland pattern

The open exposed plateau areas feature larger scale fields and a weaker structure of trees and hedgerows. The valley sides of the Trevella stream tributaries exhibit a more diverse pattern of pasture, trees and woodland, which can also be observed around the railway line and at Polwhele School. The Cornish hedges form a largely intact pattern referring to the 1875-1901 Historic mapping with many hedges over 6m, which overlay the trees shown on the Historic map indicating their age and importance to the landscape character and wildlife. There are significant areas of mature deciduous woodland in the tributary valleys and railway line which are designated as Habitat Action Plan woodland (Biodiversity Action Plan). Parkland type tree specimens can also be seen in the grounds of Polwhele and surrounding pastureland.

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

#### 1.3.5 Settlement and transport

The A39 road to Newquay forms a distinct boundary and separates this area from the development to the west and south-west of TL25.

The area is very sparsely populated and developed. The small number of dwellings being situated along the A39. Polwhele House (and School) is the only significant collection of buildings and is historic in nature and surrounded by pastureland. The cattle market building and car park in the south-western corner is singular in terms of industrial development, however this faces residential development on the opposite side of the A39 and also links to the Union Hill residential and supermarket development.

There are no public rights of way in this area, the only road access is the A39 Newquay Road which demarcates the boundary of the parcel to the west. The railway line bisects the bottom third of the parcel.

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, north of centre, some land altered from this to Modern Enclosed Land or Recreational character, some of Ornamental Type at Polwhele, and some Plantation Type west of that
- b. **Sites: Prehistoric-Romano British.** Polwhele Castle has earthworks of an Iron Age to Roman period round and geophysical survey evidence of an internal roundhouse and probable external pits and kiln. Records of buried remains possibly of other prehistoric or Roman enclosures and/or field systems and a potential, mostly upstanding large enclosure lies immediately north east of Higher Tregurra



- c. **Sites: Medieval.** The settlement of Polwhele is recorded in 1278. Also buried strip field boundaries
- d. **Sites: Post-medieval.** A large Second World War military camp at Polwhele, probably a field hospital, is documented
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – SM** Polwhele Castle with roundhouse and (representative part of) field system south west of Higher Tregurra
- g. **Historic Landscape.** Sinuous and straighter field boundaries generally survive to show the medieval origins and post-medieval adaptation of the farmland. The evidence for further buried and, north east of Higher Tregurra, potentially upstanding, enclosed settlements, in addition to the Scheduled one at Polwhele Castle, is particularly notable for its indication of a landscape with high density of potentially high status early settlement activity here.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type together with geophysical survey demonstrates high potential for important buried medieval or earlier archaeology

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

### 1.3.7 Condition

This land parcel lies wholly within the Area of Great Landscape Value (AGLV) and therefore of high landscape value comprised of attractive and well-managed unspoilt farmland and woodlands with no detracting features and a strongly rural character.

## 2. Visual context and characteristics

- 2.1. Although formed mainly of level plateau much of the area is hidden from view of the city by the topography and woodland on the skyline, with views into and across slopes restricted by the trees, hedges and woodland. Upper parts of slopes are more prominent in views across the valley from the east and weak hedgerow structure results in high intervisibility. There is therefore low intervisibility from the city and moderate from within the land parcel.
- 2.2. This land parcel of Polwhele Farmland is beyond the setting of Truro and forms an important component of Truro's wider, rural landscape context.

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

### 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are typical of the local landscape, including Cornish hedges and areas of mature deciduous woodland in the valleys
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	High	An area with rolling pastureland and complex natural landforms in the plateau and river valleys
4	Scale and pattern of landscape	High	Medium scale landscape with a combination of large open and smaller enclosed pastureland with mature hedgerows and a variety of habitats.
5	Historic features and sense of time depth	High	A possible upstanding enclosed prehistoric settlement north east of Higher Tregurra, in addition to the Scheduled round Polwhele Castle, indicate time depth and there is specific evidence for a high density of potential further, buried high status early settlements (although not all may have been used at the same time). Sinuous and straighter field boundaries show the medieval origins and post-medieval adaptation of the present fields.
6	Presence of natural elements	High	There is a strong presence of natural features and extensive areas of natural habitat. This includes Biodiversity Action Plan Woodland habitat and also that provided by the well-established Cornish hedges.
7	Type of existing development	High	Any development is historic and of low impact
8	Relationship to settlement edge	High	The land parcel is remote from the settlement edge
Visual Sensitivity			
1	Visual prominence	Moderate	Parts of the upper plateau areas are visible from the north and east but not from the city.
2	Openness and intervisibility	Moderate	Higher parts of the elevated landform are open and visible from the north and east and the A39. However, there is much reduced intervisibility on the lower valley slopes of the Trevella tributaries.
3	Views available	High	Extensive views to the north, east and west from within the land parcel, however there is no public access. The plateau areas can be viewed on the approach into Truro from the A39. The river valleys (although not publicly visible from the city or the north and west) may be viewed from a bridleway and Byway to the east.

### 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL25	H	M	H

### 5. Landscape Value

- 5.1 Characterised by its attractive pastoral nature that is key to the distinctive setting of the city of Truro.
- 5.2 The entire of this parcel is designated as an AGLV, and remains intact, unspoilt and undeveloped.

Landscape Value			
1	Distinctiveness of character	High	Landscape elements are typical of the distinctive 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	Lies wholly within the AGLV, key to the rural approach to the City from the north and north east, with parts visible from the A39. The river valleys (although not publicly visible from the city or the north and west) may be viewed from public rights of way.
4	Presence of cultural, historic or nature conservation associations	High	There is nature conservation value in the extensive Cornish hedges, pastureland and woodland habitats.
5	Recreational opportunities	Low	There is no public access to this land by public rights of way.
6	Levels of tranquillity	Moderate	This area is reasonably tranquil, however there is some intrusion from the busy A39 which delineates the western boundary. This may be alleviated by the verge-side canopy cover.

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL25	H	M	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 rural landscape which is beyond the visual setting and natural edge of Truro and which forms part of the intact high quality and unspoilt landscape valley unit of the Trevella stream. Development within this valley unit would intrude significantly upon its rural qualities and have an impact on its designation as AGLV.

## TL26 Union Hill and Valley Farmland



Looking north west



Looking south east

### 1. Local Landscape Character

This land parcel lies to the north east of the City and is covered by two Landscape Character Areas<sup>1</sup>. 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. 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.*

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<sup>1</sup> 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**

A parcel of land to the east of the city of Truro, within a distinct valley landform that contains a tributary of the Trevella Stream. The valley sides run NE to SW, the highest point on the northern ridge is 80 AOD and 94 AOD on the southern ridge.

Refer to Map 5 - Topography – Appendix 1.

This 51ha site lies within the Trevella Stream catchment. A tributary to the Trevella Stream flows eastward through the centre of the site.

Runoff flows in the northern part of the site are to the south and in the southern part are to the north, converging on the central valley and tributary to the Trevella Stream

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

#### **1.3.2 Biodiversity**

The central part of the land parcel contains ancient woodland and overlaps with the Tresillian River County Wildlife Site. Other habitats include, Cornish hedges and improved grassland. The Cornish hedges are important habitats in connecting the woodland with the wider rural landscape and urban and rural areas.

Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. For further guidance on Cornish hedges refer to Appendix 5<sup>2</sup>

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

Also lies within the B-Line<sup>3</sup> identified as an important corridor for insects and wildlife to respond to climate change. Refer to Map 6 Appendix 1. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup>

<sup>2</sup> Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide 2018*

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

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

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

This area is an attractive piece of rural landscape which is beyond the visual setting and natural edge of the 'bowl' landform within which Truro lies. It lies on the western edge of the St Clement Area of Great Landscape Value (AGLV) and has experienced a high degree of development change since the 20000 Strategy. This includes a supermarket, substantial housing, park and ride, and the location for a recycling centre. These spur off from the A390 Union Hill. This development is highly visible on the approach to Truro. The valley slopes remain as managed farmland and there is significant woodland on the valley floor following the course of the Trevella stream tributary. The agricultural land classification is grade 2 for the northern valley slopes and grade 3 for the southern valley slope and valley floor. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1.

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

The field pattern on the valley slopes is large-scale pastureland, which is divided by Cornish hedges. The hedges vary in height but are predominantly over 6m in height, and consistently larger in the more sheltered lower parts. The higher hedges are particularly prevalent on the northern side of the valley, whereas the southern side exhibits Cornish hedges that are more commonly 2-3m in height. The 1875-1901 maps clearly show substantial trees along the hedgerows on the northern side.

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

There are sections of Ancient & Semi-Natural Woodland and also Ancient Replanted Woodland to the east of the parcel which form part of the Tresillian River County Wildlife Site. The Trevella stream tributary is also a corridor of mature deciduous woodland. There is a single veteran Elm tree listed on the Ancient Tree Inventory which is sited within the new development, adjacent to the supermarket.

### **1.3.5 Settlement and transport**

A previously extremely sparsely populated parcel, this is now been developed with a small housing estate at the western edge of the parcel. Other dwellings are limited to three isolated farms and related housing, all of a historic nature.

The site has two major access roads for Truro – the A390 (Union Hill) and the A39 Newquay Road. There are no public rights of way within this area.

### **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 the A390 road forming a belt of the Communication Type passing through it, and alongside the road, some Plantations and Scrub Type, here estate plantation associated with Pencalenick south east of the Parcel.
- b. **Sites: Prehistoric-Romano British.** none
- c. **Sites: Medieval.** The greater part of the farmstead of Lower Tregurra, originating from a medieval hamlet documented in 1556, lies in this Parcel. Lower Penair is also likely to be a medieval settlement; Penair was documented in 1323.
- d. **Sites: Post-medieval.** The A390 road running through is part of a turnpike route. Buried remains of a brickworks are recorded nearby
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** The land of Medieval Farmland contains some legible patterns of fields of medieval derivation. The turnpike road has some modern alteration but remains legible as a horse carriage road
- h. **Below-ground archaeology.** high potential for buried medieval or earlier archaeology. Extensive excavation at the Truro Eastern Park and Ride site for activity dating from the Mesolithic to the Iron Age may indicate wider archaeological potential. The varied complex archaeological resource found includes Early and Middle and Late Neolithic pits, a rare Late Neolithic engraved slate disc, an Early Bronze enclosure, and Bronze Age and Iron Age settlement, field and furnace sites.

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

### 1.3.7 Condition

Although this area has greatly altered from its original attractive unspoilt rural landscape, the development is complete and well maintained, as well as being mainly restricted to the valley floor. The slopes are unaltered and retain their distinctive character and condition as pastureland, established and historic Cornish hedges and mature deciduous woodland.

## 2. Visual context and characteristics

- 2.1. This land parcel lies in a valley with ridges to the north, south and west. In the 2000 Strategy this land parcel was considered beyond the setting of Truro, being an attractive unspoilt wooded tributary valley landscape of the Trevella Stream with strong topographic and visual integrity. Since then the Truro Eastern Park and Ride, supermarket and housing have spilled over the ridge to the west of the land parcel which had previously contained Truro.
- 2.2. There is, therefore, no intervisibility from the historic city lying beyond the ridge to the west. However the development of housing, supermarket and park and ridge has extended the visual reference of the City beyond the natural ridge.

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

- 2.3. A far greater number of people are now able to view the undeveloped land in land parcel, as well as it forming a key approach to the City from the east on the A390.
- 2.4. The remaining undeveloped land in this land parcel is considered critical to the distinctive rural setting of Truro.

### 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Despite recent development, the valley sides and the lower part of the valley retain their distinctive character as part of an AGLV. Landscape elements are typical of the local landscape, with mature Cornish hedges, and areas of ancient woodland
2	Condition of elements and features	High	The developed areas are well maintained with some tree planting, and the surrounded pastureland and hedges are well managed, as are the areas of mature woodland
3	Nature and complexity of landform	High	Rolling valley slopes with a flat valley floor descending to the east and surrounded by ridgelines and plateaux
4	Scale and pattern of landscape	High	Medium scale fields in a complex landscape pattern with diverse habitats
5	Historic features and sense of time depth	Medium	Great time depth is not evident as such in the landscape here but complex buried settlement remains dating from the Mesolithic to the Iron Age have been shown by excavations at the Eastern Park and Ride site. The Parcel contains some legible field patterns of medieval derivation, and the greater part of the medieval farmstead of Lower Tregurra, and Lower Penair is also likely to be a medieval settlement. The road now the A390 can be seen to have originated as a turnpike route
6	Presence of natural elements	High	Well established Cornish hedges and pastureland, as well as established and mature woodland. The course of the Trevella Stream tributary (which starts just below the park and ride) and its surrounding tree cover is a Biodiversity Action Plan habitat
7	Type of existing development	Moderate	The supermarket and park and ride development are in the main part confined to the valley floor, and do not detract from the importance and distinctive nature of the landscape features surrounding them.
8	Relationship to settlement edge	High	The main A39 and A390 form a clear boundary to the settlement edge, with the Union Hill development creating the only incursion into the valley. The development remains confined in the lower levels of the valley.
Visual Sensitivity			
1	Visual prominence	High	This valley is screened from the city by the surrounding topography and but is highly visible on the A390 approach to Truro and from development to the west
2	Openness and intervisibility	Moderate	The valley itself is fairly open and there is high intervisibility within the land parcel, and also from the ridgelines from which the City can be seen. However, there is no intervisibility into the site from within the historic city.
3	Views available	High	There are views into the valley from the A39, A390, and the housing to the west at the top of the valley. High visual importance on the approach and exit from the City



## 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL26	H	H	H

## 5. Landscape Value

- 5.1 Development has now broken the eastern ridge which contained Truro and spilled down into the Trevella valley which lies on the western edge of the St Clement AGLV. This development is contained within the western end of the wider valley, and although the built form has eroded the AGLV designation in the upper valley area, it does not adversely affect the southern area of the land parcel, or the wider AGLV designated landscape of unspoilt managed farmland with a strongly rural character and a patchwork of fields, hedgerows and woodland.
- 5.2 The Trevella tributary is designated Biodiversity Action Plan woodland habitat, with Ancient woodland in the lower valley area.
- 5.3 The north western area, the valley side above the Park and Ride 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	This landscape has distinctive topography, pastureland, woodland and Cornish hedges and lies wholly within the AGLV.
2	Quality and condition of landscape, elements and features	High	All the landscape elements well managed, mature and historic and are exemplary of local landscape character
3	Scenic value and aesthetic appeal	High	Although the development erodes the scenic quality of the valley, the nature of the landform and extensive vegetation in hedges and woodland retains the high scenic and aesthetic quality. It is of important scenic value and Truro's rural setting.
4	Presence of cultural, historic or nature conservation associations	High	The course of the Trevella tributary is now designated habitat in the Biodiversity Action Plan and connects to the Tresillian River County Wildlife Site. The land parcel also has areas of ancient woodland to the east, as well as historic Cornish hedges and pastureland.
5	Recreational opportunities	Moderate	There is no public access outside the development, however the rural lanes are used by local residents for recreation to connect to the wider rural landscape
6	Levels of tranquillity	High	Good levels of tranquil, with minor intrusions from the A390 and the car parks and recycling centre. The vegetation and woodland serve to minimise the noise intrusion.

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL26	H	H	H	H	Low

6.1 **Low** – Any further housing will result in the severe harm or destruction of the landscape character which mitigation measures will not be able to prevent, reduce or remedy.

## **7. Development Potential**

7.1 **Unsuitable for development** – this land parcel is unsuitable for further housing development which would have an adverse effect upon a landscape resource of high intrinsic quality, which has an important role in defining the character and quality of the town and its setting, and would be visually intrusive having an adverse effect upon visual amenity.



Looking north

### 1. Local Landscape Character

This land parcel lies to the east of the City and is covered by two Landscape Character Areas<sup>1</sup>. 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. CA16 – Mid Fal Plateau

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

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

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

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

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

A large roughly rectangular land parcel to the east of Truro which is dissected by wooded tributary valleys. The land to the west of the parcel is mainly ridgeline plateau which rises to 94m AOD at its highest point in the north-west corner. This ridgeline forms the boundary with the next parcel TL26.

Refer to Map 5 - Topography – Appendix 1.

This 89 ha site lies within the Tresillian River catchment. A northern valley is drained by a watercourse that flows eastwards to the tidal Tresillian River and in the southern part of the site drainage is to the Tresemple Stream, which also flows eastwards to the tidal Tresillian River.

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

#### **1.3.2 Biodiversity**

Areas of woodland are located in the north and south parts of the land parcel and both provide valuable connections with the surrounding countryside. Both areas of woodland have streams running through them increasing the diversity of habitat. There are also ponds near Tresemple Farm Cottage. Other habitats are arable fields, grassland, Cornish hedges with some marshy grassland.

Cornish hedges are important habitats connecting the woodland with the wider rural landscape and the urban edge.

Refer to Map 10 – Cornish Hedges - Appendix 1.

Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. For further guidance on Cornish hedges refer to Appendix 5<sup>2</sup>

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

Also lies within the B-Line<sup>3</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate

<sup>2</sup> Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide 2018*

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

change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup>

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

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

This area retains a strongly rural and unspoilt character. It is part of the high quality wooded valley landscape of the Tresillian River which is designated as AGLV in the northern half of the parcel and AONB in the southern part of the parcel. The majority of the land is utilised for pasture and arable crops. The fields are divided by historic Cornish hedges. The tributary valleys are characterised by mature deciduous woodland.

Although the topography means that the area is beyond the visual setting of the city, it reinforces the rural character of the city's wider landscape setting.

Agricultural land classification – classed as grade 2 for the majority of the farmland on the plateau and upper slopes and Grade 3 for the pasture in the tributary valleys.

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

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

This area has a medium scale field pattern with Cornish hedgerows, woodland on the steeper valley sides, and dispersed farmsteads. The field lines remain intact and follow those present on the 1875-1901 Historic map.

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

The Cornish hedges vary in height throughout the parcel, with many over 6m in height. Refer to Map 10 – Cornish Hedges - Appendix 1.

There are a number of tree preservation order points and areas in the central western section of the parcel. Four trees (sessile and common oak) are listed on the Ancient Tree Inventory in the grounds of Tresemple, and also an ash tree on the western boundary. Additionally, there are a number of areas of Biodiversity Action Plan Woodland habitat throughout the land parcel.

### **1.3.5 Settlement and transport**

Settlement is limited to several farmsteads and the estates of Penair, Tresemple and Victoria House, which are surrounded by private farmland. Much of these settlements are historic in nature and make use of local building materials, and adhere to the local vernacular. The development to the western boundary (but not within the parcel) is concealed by the topography of the ridgeline.

The lanes to Pencalenick and St. Clement are the only public access to the area, with no other public rights of way existing within the parcel. These lanes do give access to popular walks including the bridleway which runs from Tresillian to St. Clement.

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

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

### 1.3.6 Historic pattern

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

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

- a. **HLC:** Medieval Farmland, with some Ornamental, Plantation and Modern Enclosed Land where this has been altered
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** Parts of the early hamlet of Lambessow recorded in AD 1200, may lie south of the present house. It has been suggested that the Cornish place-name refers to a lann or early medieval ecclesiastical site. The old road from Truro to Tresillian passes through the north of the land parcel likely to be medieval in origin.
- d. **Sites: Post-medieval.** Parts of the post-medieval farmstead of Tresemple, and of the gardens, yard buildings and parkland of Penair. A camp of bell-tents was made in a field at Tresemple during the Second World War, probably for use by the American military.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape.** Some areas of fields with dog-legged and/or sinuous boundaries remain to show the medieval strip derivation of the farmland and the adaptation of this to barton-type fields is also legible, though some field hedges have been removed. The later ornamental landscape appears generally well-preserved
- h. **Below-ground archaeology.** The Medieval Farmland has high potential for important buried remains of medieval or earlier archaeology.

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

### 1.3.7 Condition

An unspoilt, rural, well managed and highly attractive area of pastureland and tree cover, that is formed of a patchwork of fields, Cornish hedges and wooded valleys. Its high landscape value is confirmed by the AGLV and AONB designations.

## 2. Visual context and characteristics

- 2.1. This farmland lies beyond the visual setting of Truro, it forms an important part of its wider, rural landscape context. It is hidden from view from the city by landform but is visible from elevated land to the east. There is moderate intervisibility across most of the landscape but views within the lower part of the valleys are restricted by the stronger structure of hedgerow trees and woodlands

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

- 2.2. This land parcel forms an integral part of the attractive unspoilt wooded valley landscape of the Tresillian River, with strong topographic unity and visual integrity. Although not part of the visual setting of Truro, it forms an important part of its wider rural landscape context.

### 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are highly typical of local character, including historic estate parkland, pastureland and valley woodland.
2	Condition of elements and features	High	Well managed and well maintained Cornish hedges, farmland pasture and woodland
3	Nature and complexity of landform	High	A complex landform with plateau, rolling pastureland and tributary valleys.
4	Scale and pattern of landscape	High	A combination of small scale complex patterns in the valley and medium scale pastureland on the plateau.
5	Historic features and sense of time depth	Moderate	Some field patterns showing the medieval strip derivation of the farmland and past adaptation of this, though some hedges have been removed relatively recently. Part/s of the early hamlet of Lambessow likely to have preceded the barton (or home farm) and small country house there may be seen, and parts of three roads with long sinuous courses are likely to be medieval in origin. The later ornamental landscape of Penair appears generally well-preserved
6	Presence of natural elements	High	There are extensive areas of semi-natural habitat, with a variety of opportunities including established Cornish hedges, mature woodland, open farmland and tributary streams. There is the Tresillian River County Wildlife Site to the north-east,
7	Type of existing development	High	There are no areas of development within this parcel
8	Relationship to settlement edge	High	This land parcel adjoins the settlement edge but is separated from it by the ridgeline
Visual Sensitivity			
1	Visual prominence	Moderate	Hidden from view of the City, in a rural landscape much of the pastureland and tributary valleys are screened by their topography and high levels of canopy cover.
2	Openness and intervisibility	Moderate	The upper areas are more open and there is some intervisibility within the parcel. However, there is little visibility from outside the parcel due to the topography. The high level of canopy cover in the woodlands of the tributary valleys and the established Cornish hedges also serve to prevent intervisibility within the parcel.
3	Views available	Moderate	Views are limited to rural lanes, but here hedges limit wider views. There are no public right of way.

### 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL27	H	M	H

## 5. Landscape Value

5.1 The rural character of this land parcel is key to the setting of the estuary landscape to the south and as such is designated as an Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV). The plateau areas to the north and west descend through a series of tributary valleys to the Tresillian River. It includes a number of areas of Biodiversity Action Plan Woodland habitat.

Landscape Value			
1	Distinctiveness of character	High	The landscape elements are highly distinctive and characteristic of this area, they are also mature and historic in nature. It is an AGLV and AONB
2	Quality and condition of landscape, elements and features	High	The various landscape elements are well-managed and maintained and are generally of an intact mature nature.
3	Scenic value and aesthetic appeal	High	This is an area of high aesthetic appeal and scenic value which is evidenced by its designations of AONB and AGLV
4	Presence of cultural, historic or nature conservation associations	High	There are cultural and natural conservation associations within its mature and historic Cornish Hedges, the long existence of the pattern of pastureland and parkland, and woodland. As well as the evidence of mediaeval settlement.
5	Recreational opportunities	Moderate	Although there is no public access to the farmland, the quiet rural lanes lead to walks and bridleways that follow the Tresillian River and also around the village of St. Clement.
6	Levels of tranquillity	High	There are high levels of tranquillity with strong perceptions of peacefulness and natural rural character.

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL27	H	M	H	H	Low

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

## 7. Development Potential

7.1 **Unsuitable for development** - This area forms an attractive piece of rural landscape which is beyond the visual setting and natural edge' of Truro and which forms an integral part of the intact, high quality and unspoilt valley landscape of the Tresillian River, part of the Cornwall AONB. Development within this area would intrude significantly upon its rural qualities and have impact on its designation as AONB and AGLV.





Looking south west

### 1. Local Landscape Character

This land parcel lies to the south east of the City and is covered by two Landscape Character Areas<sup>1</sup>. 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. CA16 – Mid Fal Plateau

- *'Gently undulating upland plateau.*
- *High proportion of arable farmland, although still predominantly pastoral.*
- *Estate farmland and plantations, with areas of ornamental planting.*
- *Sunken lanes with visible stone facing.*
- *Few trees on Cornish hedges, but many trees along transport corridors.*

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

- *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**

This area forms the gently 'dished' upper section of the tributary valley of the Truro River, with the north western edge connecting to the ridge which surround the 'bowl' landform within which Truro lies. The southern section meets the higher ridge and falls at a much steeper gradient towards the Truro River.

Refer to Map 5 - Topography – Appendix 1.

This 54 ha site lies to the south of Truro and drains to the Truro River. It contains a watercourse that flows south to the Truro River, downstream of Boscawen Park and the confluence with the River Tinney, though much of the valley containing this watercourse is excluded from the site. Runoff flows are inward to the watercourse Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1.

#### **1.3.2 Biodiversity**

Mainly arable fields and grassland with hedgerows. There are some important areas of woodland in the northern part of the land parcel and a large woodland area in the south. Trees within the Cornish hedges which remain today are predominantly over 6m in height and are also shown on the 1875-1901 Historic map, indicating their importance for wildlife and local landscape character.

Cornish hedges are important habitats connecting the woodland with the wider rural landscape and the urban edge.

Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. For further guidance on Cornish hedges refer to Appendix 5<sup>2</sup>

Lagas<sup>3</sup> mapping<sup>4</sup> 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

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

<sup>2</sup> Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide 2018*

<sup>3</sup> 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.

<sup>4</sup> <https://lagas.co.uk/app/product/nature-recovery-network>

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

Also lies within the B-Line<sup>5</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line<sup>6</sup> creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>7</sup>

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

The higher, flatter land to the north west is used as school playing fields with a pattern of medium and large-scale well-managed arable and pastoral farmland and a dispersed pattern of farms on the sloping valley sides.

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

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

The historic small field pattern has been changed due to modern farming techniques and the field pattern is now medium and large. Trees within the Cornish hedges which remain today are predominantly over 6m in height and are also shown on the 1875-1901 Historic map, indicating their importance to wildlife and the local landscape character. Some woodland in the upper valley area, but lacks some of the distinctive well-wooded and incised landform characteristics typical of tributary valleys of the Truro River, and found in the south western section of this land parcel. This southern woodland links to the extensive tree cover over this river promontory separating the Truro and Tresillian Rivers. The west-facing steeper slopes of the lower section of valley are more attractive with a more heavily treed and enclosed character. The value of these trees is shown in its designation of Tree preservation order area C1/CK8.

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

### **1.3.5 Settlement and transport**

Development within the land parcel is dispersed isolated farms linking to minor rural lanes with farm tracks. The western edge of the land parcel meets the low built density settlement edge of Truro. This edge is made up of school playing fields, Truro Cemetery and a development of houses surrounding Penarth. These houses are detached and sit central to their building plot allowing mature tree canopy to develop within their gardens and on their boundaries. Although located on

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<sup>5</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

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

<sup>7</sup> [www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf](http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf)

higher ground they do not have a detracting presence on the wider landscape due to the established mature hedge boundaries. In the south eastern area, a byway runs along the boundary and a footpath and bridleway cross and connect to the wider rural landscape to the east and down to the riverside in the south. 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**, substantially altered on the north so that it is classed there as C20 Enclosed Land
- b. **Sites: Prehistoric-Romano British**. None indicated
- c. **Sites: Medieval**. Part of the settlement of Nance, recorded in 1313 whose Cornish name means 'valley'. Cropmarks on some of the former boundary lines
- d. **Sites: Post-medieval**. A farmstead at the medieval settlement of Trennick, with orchard alongside it recorded on the c1840.
- e. **World Heritage Site (WHS)** – not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none
- g. **Historic Landscape**. Medieval Farmland HLC Type contains fields with sinuous boundaries clearly derived from medieval strips. Historic appreciation of the landscape overlooking the confluence of the Calenick Creek with Truro River is indicated by the location of an early villa type house.
- h. **Below-ground archaeology**. high potential for buried medieval or earlier archaeology. The C20 Enclosed Land, though more altered at surface, was also farmed in medieval times. The parcel in general therefore retains high potential for important buried remains.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>8</sup>.

### 1.3.7 Condition

The area generally has an open, unspoilt and predominantly rural character despite its close proximity to the edge of Truro and the intrusion of a mast on the skyline.

## 2. Visual context and characteristics

- 2.1. The upper part of valley forms a comparatively self-contained unit of landform, with the southern part more integral to the valley landscape which forms an attractive setting for the Truro River. The area's upper gently dished profile means that it is visually contained by landform on most sides, although there are some views of higher ground from the

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

elevated ridgeline to the west. Large-scale fields and managed hedges allow views across the area from one side of valley to the other, resulting in moderate visibility

- 2.2. The site lies beyond the visual setting of the city, but forms part of its wider, rural landscape context. Southern part of this area is more integral to the well treed valley landscape which forms an attractive setting for the Truro River.

### 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are highly typical of local character, including mature Cornish hedge field boundaries, pastureland and valley woodland.
2	Condition of elements and features	High	Well managed and well maintained Cornish hedges, farmland pasture and woodland
3	Nature and complexity of landform	High	A complex landform of a tributary valley
4	Scale and pattern of landscape	High	A combination of small scale complex patterns on the slope and medium to large scale pastureland in the dished upper landform
5	Historic features and sense of time depth	Moderate	The Medieval Farmland, substantially altered on the north, is legible elsewhere with sinuous field boundaries indicating derivation from medieval strips. A farmstead at the medieval settlement of Trennick lies in this Parcel, with orchard alongside it recorded on historic maps and, as indicated by aerial photographs, possibly retaining some fruit trees.
6	Presence of natural elements	High	There are extensive areas of semi-natural habitat, with a variety of opportunities including established Cornish hedges, mature woodland, open farmland and tributary streams. There is the Tresillian River County Wildlife Site to the north-east, and the area is in an AONB and AGLV
7	Type of existing development	High	A small number of isolated farms
8	Relationship to settlement edge	High	The present settlement edge is very low density and separated from the land parcel by mature hedges with large canopy trees
Visual Sensitivity			
1	Visual prominence	Low	Dished upper landform is inward looking and not visually prominent.
2	Openness and intervisibility	Moderate	Large-scale fields and managed hedges allow views across the area from one side of valley to the other resulting in moderate visibility.
3	Views available	Low	Upper area is visually contained on most sides by the landform although there are some views of higher ground from the elevated ridgeline to the west

### 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL28	H	L	H

## 5. Landscape Value

- 5.1 The land parcel forms the setting to the Area of Outstanding Natural Beauty which abuts the western boundary along the ridge line.
- 5.2 Mature trees in Cornish hedge boundaries follow the lines of trees in hedges on the 1875-190 Historic map and are of significant value to the landscape character and wildlife.

Landscape Value			
1	Distinctiveness of character	High	The landscape elements are highly distinctive and characteristic of this area
2	Quality and condition of landscape, elements and features	High	The various landscape elements are well-managed and maintained and are generally of an intact or mature nature.
3	Scenic value and aesthetic appeal	High	This is an area of high aesthetic appeal and scenic value
4	Presence of cultural, historic or nature conservation associations	High	There are cultural and natural conservation associations within its mature and historic Cornish Hedges
5	Recreational opportunities	High	A byway runs along the eastern boundary connecting to the wider rural highway network, and a footpath and bridleway cross and connect to the wider rural landscape to the east and down to the riverside in the south
6	Levels of tranquillity	High	There are high levels of tranquillity with strong perceptions of peacefulness and natural rural character.

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL28	H	L	H	H	Low

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

## 7. Development Potential

- 7.1 **Very limited potential** - This area forms an unspoilt piece of rural landscape which is beyond the visual setting and 'natural edge' of Truro. In general development is unsuitable in this area as it would intrude upon these rural qualities and may have an impact upon the nearby AONB and in the southern section possibly on the setting of the Truro River. The containment of the upper section by landform however may provide some very limited potential for development but this would have a separate and distinct character of its own, not related to Truro. Development would need to ensure there were no adverse landscape and visual effects on the wider land parcel and Truro River, and reflect and enhance the strong hedge boundaries and strong tree canopy cover.



From the east

In the 2000 Strategy<sup>1</sup> this land parcel TL29 extended over Calenick Creek and up to the boundary with TL6 - Higher Newham Farmland (east). This report has separated this original land parcel using the boundary of the Newham Trail to create TL6A – Higher Newham Farmland (west) to the north and TL29 Calenick Creek to the south.

### 1. Local Landscape Character

This land parcel lies on the south eastern edge of Truro within Landscape Character Area (LCA) CA13 – Fal Ria, Truro and Falmouth<sup>2</sup>. 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.*

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

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

- *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**

The north facing sloping valley side to the south of Calenick Creek, bisected by a valley to the west where the gradient of the slope increases. The land parcel extends over the low lying valley floor and up the a short section of the northern valley side as far as the Newham Trail following the route of the disused railway.

Refer to Map 5 - Topography – Appendix 1.

This 42 ha site contains Calenick Creek and its mudflats and saltmarsh and the valley sides leading down to the creek. The northern side is the more steeply sloping. The southern side contains a couple of minor valleys including one that supports the Higher Calenick Stream. Runoff flows are inwards toward the creek in the centre of the site.

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

The three river corridors which feed into the Truro River have a high relative value to the landscape in the ecosystem services they provide in terms of carbon storage, carbon sequestration, flood mitigation and soil erosion by water mitigation. Further detail can be found on the Lagas Natural Capital Information web site<sup>3</sup>

### **1.2.2 Biodiversity**

The land parcel forms a critical part of the very attractive and unspoilt setting of the Creek with its mosaic of farmland, woodland and inter-tidal habitats.

This land parcel contains the valued habitats of Higher Calenick Wood and Trethewell Wood which is ancient woodland, with estuarine habitat, marshy grassland, Cornish hedges, Saltmarsh, arable and grassland fields.

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

Trees within the Cornish hedges which remain today are predominantly over 6m in height and are also shown on the 1875-1901 Historic map, indicating their importance for wildlife and local landscape character.

These hedges are also important in connecting the estuarine habitats with the wider rural landscape. Refer to Map 10 – Cornish Hedges and Map 11b – 1875-1901 Historic map (east) – Appendix 1.

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

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



collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. For further guidance on Cornish hedges refer to Appendix 5<sup>4</sup>

The River Tinney corridor is part of a wider natural network around the City and is one of the most important areas in terms of biodiversity and the provision of key ecosystems. Further detail can be found on the Lagas Natural Capital Information web site<sup>5</sup>

The land parcel lies within the impact zone of the Fal and Helford SAC and the Penhale Dunes SAC, and also lies within the B-Line<sup>6</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>7</sup>

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

The valley side to the south of the river is more heavily wooded with a strong pattern of Cornish hedge field boundaries. The lower lying area contains the creek and associated marshes with a strongly natural character. The hamlet of Calenick lies at the foot of the southern valley slope.

Grade 2 agricultural land. Refer to Map 8 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1

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

The field pattern remains largely intact from the 1875-1901 Historic map, and trees shown on this map are likely to still be present today in the mature hedges shown to be over 6m in height. Refer to Map 10 – Cornish Hedges, and Map 11b – 1875-1901 Historic map (east) - Appendix 1. The mature intact hedges are not only important for their contribution to the landscape character but also to wildlife and the varied habitats they provide.

Trethowell Wood is a designated ancient broadleaf woodland which once extended over a larger area, and forms part of the Fal and Helford Special Area of Conservation (SAC).

This woodland and linking areas to the west and south are also designated as Biodiversity Action Plan Woodland habitat.

### **1.2.5 Settlement and transport**

The hamlet of Calenick lies at the foot of the southern valley slope. This is an historic settlement associated with the workers in the mining

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<sup>4</sup> Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide 2018*

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

<sup>6</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

<sup>7</sup> [www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf](http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf)

industry. The land parcel does not connect to the urban form of Truro and relates more to the wider rural landscape.

The historic Falmouth Road passes through this land parcel, now a rural lane rather than a main thoroughfare, and public footpaths link to the rural highway network to give access to the ancient woodland of Trethewell Wood, the Creek and the wider 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:** mapped as Medieval Farmland, and at the creek Intertidal and Inshore Water; with parts of a Woodland (Deciduous) at Trethewell Wood and some Plantation and Scrub (here, probably self-sown woodland) extending south from that.
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** Calenick is a medieval settlement, recorded in 1334 ; Trethewell Wood is coppiced, ancient or at least 18th century woodland mapped in 1813
- d. **Sites: Post-medieval.** A tin smelting business started in Calenick in 1711. Core buildings survive, Count House ,separate clock tower, a row of workers' houses dating from around the c1760s, and an early 19th century weigh house. The coppice in Trethewell Wood may have supplied charcoal for the blowing house. An adjoining quay, limekiln and boathouse were also mapped c1840. A roadside quarry to the south mapped with the label 'old' in c1880 may be the source of stone for some of these works. The site of a relatively short-lived Second World War underground base for Truro Auxiliary Unit is also recorded.
- e. **World Heritage Site (WHS)** not applicable
- f. **Listed buildings** - Weigh house Grade II; Clock Tower and adjoining building Grade II\*; Ropewalk Row, Grade II; Calenick House and garden walls, Grade II\*.
- g. **Historic Landscape.** - The landscape has a strong historic character of creekside Medieval Farmland, on an historic approach to Truro, adapted for past industry relating to river transport, the Calenick smelting building complex conveying very well the historic importance of mining-related industry.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type has high potential for buried medieval or earlier archaeology, here including remains of early trading or other past activity relating to the creekside. Remains associated with the known foci of post-medieval industry nearby are very likely to be present both on the land and in the creek.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>8</sup>.

### 1.2.7 Condition

Very attractive and well managed farmland, with an area of ancient woodland. There are no detracting features in this land parcel which relates to the wider rural landscape and the river landscape. Designated as an Area of Outstanding Natural Beauty for its impressive scenic quality.

## 2. Visual context and characteristics

- 2.1. Landform restricts the extent of views into this land parcel but the southern slope and valley bottom are visible from higher ground to north and south and westwards up the Creek from the Truro River. Intervisibility is limited due to the strong structure of woodland which limits views along southern valley sides.
- 2.2. This land parcel was considered beyond the setting of Truro in the 2000 Strategy<sup>9</sup>, but since then development has now spread south over the natural ridge which contained the City and into the rural landscape. It is physically separated from the immediate setting of the settlement edge by the creek which forms a natural character change and thus lies beyond the City's 'natural' limits. The rising southern valley side now has a relationship with, and contributes to the setting and sense of place of the City.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Medium scale fields with an intact Cornish hedge boundary pattern containing mature trees which are key elements of the character of Calenick Creek, the Truro River and wider rural landscape to the south and west.
2	Condition of elements and features	High	High quality Cornish hedges and farmland pasture with ancient woodland
3	Nature and complexity of landform	High	Undulating north facing valley side with low lying Calenick Creek
4	Scale and pattern of landscape	High	Varied mosaic of land cover types including medium scale fields, ancient woodland and wetland habitats
5	Historic features and sense of time depth	High	This landscape has a strong character of creekside Medieval Farmland, on an historic approach to Truro, adapted for past industry relating to river transport. The early 18th to later 19th century 'blowing house' or smelting works' building complex at the medieval settlement of Calenick conveys very well the historic importance of mining-related industry. The coppiced Trethowell Wood, 18th century or earlier in origin and likely to have supplied charcoal for the blowing house, may have remains of a recorded ropewalk, quay, limekiln and boathouse.
6	Presence of natural elements	High	An intact unchanged hedge and field pattern containing mature large canopy native trees, ancient woodland and creek which are part of the Fal and Helford Special Conservation Area (SAC), and Malpas Estuary Site of Special Scientific Interest (SSSI).

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

<sup>9</sup> Landscape Design Associates. Landscape Strategy for Truro, Falmouth and Penryn (2000)

7	Type of existing development	High	The hamlet of Calenick lies at the foot of the valley side
8	Relationship to settlement edge	High	The land parcel is completely remote from the settlement edge.
<b>Visual Sensitivity</b>			
1	Visual prominence	Moderate	Visible rather than prominent in views from the higher ground to the north and east due to the landform
2	Openness and intervisibility	Moderate	Limited due to the strong structure of woodland which limits views along southern valley sides. Higher levels along the creek
3	Views available	Moderate	From the north and east from the Newham Trail and PROW to Malpas

#### 4. Overall sensitivity

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

#### 5. Landscape Value

- 5.1 The landscape features are key to the character of the area and reflect the key characteristics of the wider 2007 Landscape Character Area description for CA13.
- 5.2 The Creek and land to the south is covered by multiple designations, including Special Site of Scientific Interest (SSSI) Special Area of Conservation (SAC) and Area of Outstanding Natural Beauty (AONB) by definition of high quality.
- 5.3 18th to later 19th century 'blowing house' or smelting works' building complex at the medieval settlement of Calenick conveys very well the historic importance of mining-related industry in the area.

	Landscape Value		
1	Distinctiveness of character	High	An historically intact field pattern containing mature large canopy trees and ancient woodland which are key characteristics of the wider rural landscape.
2	Quality and condition of landscape, elements and features	High	The landscape features are all in very good condition
3	Scenic value and aesthetic appeal	High	Of high scenic quality and designated as an Area of Outstanding Natural Beauty
4	Presence of cultural, historic or nature conservation associations	Moderate	High nature conservation value in the Cornish hedges, ancient woodland and creek. Special Area of Conservation, Special Site of Scientific Interest. Smelting works building complex at the medieval settlement of Calenick
5	Recreational opportunities	High	PROW which connect to a rural highway network of quiet lanes and to the Creek and ancient woodland
6	Levels of tranquillity	High	Very tranquil, no detracting elements

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL29	H	M	H	H	Low

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

## 7. Development Potential

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

## TL30 Nansavallan Wood and Valley Farmland



From the south east with TL30A to the right of the image, and TL18 beyond



From the north

In the 2000 Strategy<sup>1</sup> this land parcel TL30 extended over Calenick Creek and up to the A390. This report has separated this original land parcel using the boundary of the Newham Trail to create TL30A – Tolgarrick to the north and TL30 Nansavallan Wood and Valley Farmland to the south.

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<sup>1</sup> 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 Falmouth<sup>2</sup>. 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.*
- ***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

The southern valley side of the River Tinney valley / Calenick Creek, facing both north and north east with an increasing gradient as you move up the slope to the ridge on the southern boundary at 78m AOD. Refer to Map 5 - Topography – Appendix 1

This 85 ha site encompasses the River Tinney, which flows through the centre of the site. The western part is also crossed by the mainline railway embankment. The River Tinney is culverted beneath this embankment and becomes designated Main River downstream of this culvert. Runoff flows in the north of the site are southerly, to the river, and in the south of the site are northerly, to the river. Refer to Map 7 – Constraints 2 - Hydrology - Appendix 1

The River Tinney corridor is part of a wider natural network around the City and is one of the most important areas in terms of biodiversity and the provision of key 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<sup>3</sup>

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

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

### 1.2.2 Biodiversity

Nansavallan Wood is a 19.4Ha County Wildlife Site (CWS) situated on a north east facing hillside and includes an old quarry. It is a good example of an ancient semi-natural woodland comprising neglected oak coppice with a variety of species-rich ground flora types. It is a Biodiversity Action Plan Upland Oakwood habitat. There are also other areas of woodland following the course of the river with wetland areas and marshy grassland. Other habitats include arable and grassland fields and Cornish hedges.

Many of the trees within the Cornish hedges which remain today are over 6m in height and are also shown on the 1875-1901 Historic map, indicating their importance for wildlife and local landscape character. These hedges are also important in connecting the woodland and estuarine habitats with the wider rural landscape.

Cornish hedges are Cornwall's largest semi natural habitat with a high wildlife value, combining the characteristics of wildflower meadows, wood margins, scrub, and rocky outcrops. They are identified as species rich priority habitats in the Cornwall Biodiversity Action Plan (BAP). This collective habitat is of great importance for Cornish flora, and for connectivity and sanctuary for many species within a landscape of settled intensive farmland. For further guidance on Cornish hedges refer to Appendix 5<sup>4</sup>

Lagas<sup>5</sup> mapping<sup>6</sup> has identified that there is opportunity within this land parcel for further wetland habitat, and biodiversity net gain which will link to a wider natural network around the City.

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

Also lies within the B-Line<sup>7</sup> identified as an important corridor for insects and wildlife to respond to climate change. BugLife are encouraging the provision of new wildflower rich grassland in these areas to create and enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>8</sup>

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

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<sup>4</sup> Appendix 5 – extract from Cornwall Council *Cornwall Planning for Biodiversity Guide 2018*

<sup>5</sup> 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.

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

<sup>7</sup> Buglife's B-Lines - The South of England West is of national importance for bees and other pollinating insects due to the unique conditions resulting from a combination of a favourable climate and great diversity of high quality habitats. <https://www.buglife.org.uk/our-work/b-lines/b-lines-south-of-england/>

<sup>8</sup> [www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf](http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf)



### 1.2.3 Land cover and land use

Pastoral farmland with mature trees in Cornish hedge boundaries. Nansavallan Wood is an extensive area of ancient woodland. Agricultural land classification – grade 2 and 3. Refer to Map 7 – Constraints 3 - Agricultural Land and Public Rights of Way - Appendix 1

### 1.2.4 Field and woodland pattern

An intact field pattern which remains unchanged since the 1875-1901 Historic map. Refer to Map 11b – 1875-1901 Historic map (east) – Appendix 1. This map also indicates trees in the hedge boundaries which are still present today and of significant landscape and biodiversity value. Refer to Map 10 – Cornish Hedges - Appendix 1.

It comprises a diverse mosaic of small to medium scale pasture, a strong structure of hedgerows with good interconnectivity to the trees, scrub and watercourse in the valley bottom. Nansavallan Wood covers an extensive area and has Ancient Woodland status.

### 1.2.5 Settlement and transport

It is a very attractive, rural and unspoilt landscape with a strong sense of place, and virtually no built elements, apart from an isolated farm and a small group of houses at Penweathers. There are no public rights of way through the land parcel, but mapping indicates farm tracks and a track through the woodland.

### 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:** mostly Medieval Farmland with a unit of Upland Rough Ground where some of the valley floor has remained unimproved, and the large Nansavallan Wood of Woodland (Deciduous) Type. Branching units of the Communications Type represent railway lines joining here, and there is also ground now with Post-Medieval and Modern Enclosed Land character, and some Plantations Type, where the Medieval Farmland is more changed.
- b. **Sites: Prehistoric-Romano British.** None indicated
- c. **Sites: Medieval.** Nansavallan Wood is coppiced ancient woodland
- d. **Sites: Post-medieval.** Treyew Mills is the site of a blowing house worked from 1712 to 1765, corn mill mapped c1840 together with its leat to the west. Coppicing in Nansavallan Wood continued through the 19th century, numerous remains of small digging, dumping and tracking there, as well as a larger quarry. Penweathers Bridge over the river is mapped c1840, with other bridges and earthworks forming part of the railway system feature strongly in the landscape at the north end.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB)** - none

- g. **Historic Landscape.** Layers of varying historic character are quite clear here, and the overall effect is time-deep and beautiful, with the Medieval Farmland indicated by sinuous field boundaries and the traditional Woodland intersected or overlain and altered by the tree-flanked earthworks of the major railway junction.
- h. **Below-ground archaeology.** high potential for buried medieval or earlier archaeology, retains 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.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>9</sup>.

### 1.2.7 Condition

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

## 2. Visual context and characteristics

- 2.1. Landform restricts the extent of views into this area but views are available from higher ground to north, south east and westwards up the valley. The strong structure of woodland and hedges limits intervisibility and views.
- 2.2. This land parcel was considered beyond the setting of Truro in the 2000 Strategy<sup>10</sup>, but since then development has now spread south over the natural ridge which contained the City and into the rural landscape. It is physically separated from the immediate setting of the settlement edge by the creek which forms a natural character change and thus lies beyond the City's 'natural' limits. The rising southern valley side now has a relationship with, and contributes to, the sense of place of the City.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Woodland and Cornish hedges with mature trees are key characteristic of the local and wider rural landscape
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	Simple landform of the southern valley side of the River Tinney
4	Scale and pattern of landscape	High	Complex mosaic of varied habitats and small to medium field pattern
5	Historic features and sense of time depth	High	The landscape here is time-deep and beautiful, with the Medieval Farmland indicated by sinuous field boundaries and the traditional coppice of Nansavallan Wood, the tree-flanked earthworks of the major railway junction, and further past adaptations of routes and fields following that. Treyew Mills is the site of a blowing house of the 18th century as well as a later corn mill. Around Treyew Mills the landscape is accessible too with the various historic routes and river and railway bridges.

<sup>9</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

<sup>10</sup> Landscape Design Associates. Landscape Strategy for Truro, Falmouth and Penryn (2000)

6	Presence of natural elements	High	well established Cornish hedges and ancient woodland
7	Type of existing development	High	Very little built development which does not detract from the Landape character
8	Relationship to settlement edge	High	The land parcel is completely remote from the settlement edge.
<b>Visual Sensitivity</b>			
1	Visual prominence	High	Higher ground to the ridge on the southern boundary is prominent in views from the higher ground to the north and north east and north west but reduces as you move down the valley side
2	Openness and intervisibility	Moderate	Extensive woodland and mature hedges limit intervisibility
3	Views available	Moderate	The woodland on the upper valley side is clearly visible in views from the south east, north, north east and north west from elevated land. However view of the lower slopes and creek are very limited by topography, vegetation and a lack of access.

#### 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL30	H	M	H

#### 5. Landscape Value

- 5.1 This land parcel is undeveloped rural farmland with mature hedge boundaries and extensive ancient woodland. It is a rich area for wildlife with a varied mosaic of interconnected habitats.
- 5.2 An intact field pattern which remains unchanged since the 1875-1901 Historic map.

<b>Landscape Value</b>			
1	Distinctiveness of character	High	Woodland, and mature trees in Cornish hedge boundaries are key characteristics of this rural landscape
2	Quality and condition of landscape, elements and features	High	A well managed landscape with features in good condition
3	Scenic value and aesthetic appeal	High	Unspoilt rural farmland and ancient woodland with significant aesthetic appeal
4	Presence of cultural, historic or nature conservation associations	High	Ancient woodland of Nansavallan
5	Recreational opportunities	Low	There are no public rights of way through the land parcel, but mapping indicates farm tracks and a track through the woodland.
6	Levels of tranquillity	High	A high level of tranquillity with no intrusions

#### 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL30	H	M	H	H	Low

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

## **7. Development Potential**

7.1 **Unsuitable for development** – 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. Development within this area would intrude significantly upon its rural character and unspoilt qualities

## TL30A Tolgarrick

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Looking north west with TL6A to the right of the image and TL18 in the background



Looking north east



Looking east with TL13 in the foreground and TL30

In the 2000 Strategy<sup>1</sup> this land parcel was part of TL30 – Nansavallen Wood and Valley Farmland. This assessment has separated this land parcel from TL30 as it has been developed in part and has planning consent for further development. The Newham Trail now forms the southern boundary of this land parcel with TL30. The southern area of the land parcel currently has full planning consent but had not all been constructed at the time of preparing this report. The following assessment therefore provides a description of the local landscape character to inform any future planning decisions.

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

## 1. Local Landscape Character

### 1.1. CA13 – Fal Ria, Truro and Falmouth<sup>2</sup>

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

- *'An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal. Muddy creeks with brackish open water and wet grassland*
- *Where woodland does not dominate the slopes there are pasture fields usually with scrub vegetation down to the water's edge.*
- *Farmland is a mix of pasture and arable with some areas of upland rough ground with a small field pattern of anciently enclosed land with more regular larger fields indicating areas of more recent enclosure.*
- *Fields are bounded by Cornish Hedges with extensive tree cover on these boundaries, adding to the wooded feel.*
- *Tree lines linking villages, farms and cottages and forming tunnels.*
- *A busy landscape with much movement of people between the urban centres and lots of river traffic'*

### 1.2. Local Landscape Character description

#### 1.2.1 Topography and drainage

A fairly small area of undulating farmland forming the upper part of the eastern side of the Calenick Creek valley rising steeply particularly in the central area to meet the ridge running along the A390 at 70-74m AOD. This ridge is part of the southern edge of the 'bowl' topography within which Truro lies.

Refer to Map 5 - Topography – Appendix 1.

This 22 ha site lies in the River Tinney catchment between New County Hall and the Tolgarrick Farm development at Arch Hill. The northern edge of the site is bounded by the A390, which is also the boundary between the River Tinney and River Kenwyn catchments. The southern edge is the Newham Trail along the disused railway embankment. Runoff flows are generally north east to south west, toward the River Tinney.

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

#### 1.2.2 Biodiversity

Habitat types are predominantly grassland/arable fields with hedgerows. The biodiversity value of the habitats within the land parcel can only be fully evaluated following a detailed ecological survey.

The southern area has already been developed.

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

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

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

enhance the Cornish B-Line creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>4</sup>  
Refer to Map 6 – Constraints 1 - Environmental - Appendix 1

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

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

Rural farmland character with small and medium pasture  
Planning permission has been granted housing in the southern area of the land parcel, with a section of the development completed and a further phase under construction at the time of preparing this assessment. An electricity sub station is located to the south east of the football ground. The southern boundary is formed by the Newham Trail running along the line of the disused railway.

Agricultural land classification –classified 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**

The pasture is enclosed by hedgerows containing both small and large trees from 3-6m<sup>+</sup> in height. Mature oak are key features in these hedges. The importance of the hedges within the land parcel are recognised as they are all covered by a Tree Preservation Order as an area order or single tree designation.  
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  
There has been tree losses and fragmentation of hedges through the development of the housing to the south. And loss of some historic hedgerow due to modernisation of farming.  
Natural regeneration has developed around the substation  
Tree Preservation Order points TPO11/00062  
Refer to Map 10 – Cornish Hedges and also Map 11b – 1875-1901  
Historic map (east) – Appendix 1.

### **1.2.5 Settlement and transport**

Planning consent has been granted for the Tolgarrick housing development in the southern area of this land parcel. The first phase of this development is complete and the consented development area will extend over half of the land parcel. At the time of writing this assessment the reserved matters application had not been finalised, so it is not possible to describe how the new settlement edge will relate to

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

the rest of the land parcel and the wider landscape. The present built development has a dense layout without space to allow large canopy trees to be planted to grow up through the development as is the character of Truro. The development has also removed Cornish hedge boundaries and trees.

There is no formal public access onto the land, however a path is very popular with local residents around the perimeter of the field to the south of the football ground off Treyew Road.

The Newham Trail runs across the southern edge but it is not accessed through this land parcel. This route is popular and used by walkers horse riders and cyclists and uses the redundant Newham Branch of the Great Western Railway line.

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

### 1.2.6 Historic pattern

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

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

- a. **HLC:** Medieval Farmland on the south east, and Post-medieval Enclosed land on the north west.
- b. **Sites: Prehistoric-Romano British.** Geophysical survey in 2009 along the proposed route of the Truro LDR recorded anomalies interpreted as possible buried settlement-related remains of these eras, potentially including two enclosures, a routeway, and pits or other features
- c. **Sites: Medieval.** Medieval sites identified during assessment and geophysical survey include Penwethers Lane, a probable early route mapped in 1699 and 1748; buried and upstanding parts of a medieval strip field system; and possible medieval ridge and furrow. Field boundary patterns and a building recorded on the map of c1840, may indicate an abandoned settlement on the west side of the south part of the Parcel. This could be the site of Huthnance, documented as 'near Calenick'
- d. **Sites: Post-medieval.** Some straight field boundaries indicate that the western farmland was adapted in post-medieval times. Post-medieval components of these fields are the site of a small building, probably a field barn, and remains of a long-established, hollowed field access lane. The Parcel also contains a substantial quarry, 'old' in c1880, re-used to site a modern structure. Part of the turnpike road of 1754, Arch Hill, and an associated milestone, lie in the south corner. It should be noted that a monument record point representing Truro's documented Civil War period mint appears in this Parcel on the HER mapping is indicative only as regards the location.
- e. **World Heritage Site (WHS)** not applicable
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – LB** Milestone c50m north east of the railway bridge on the turnpike road, Arch Hill, now the A39, Grade II



- g. **Historic Landscape.** The historic character of the farmland is marked by sinuous and other field boundaries with mature trees and views across the valley encompassing similar land and the old coppice of Nansavallan Wood
- h. **Below-ground archaeology.** The high archaeological potential associated with the Medieval Farmland HLC Type is demonstrable with the various features with medieval or prehistoric characteristics recorded by geophysical survey. The distribution of the latter also indicates that Post-medieval Enclosed land here is altered Medieval Farmland. The Parcel in general therefore retains high potential for important buried remains.
- i. **Settings of designated assets:** The land alongside the turnpike road Arch Hill on the south may be regarded as important for the setting of the associated Grade II Listed milestone, High sensitivity. Together with the Medieval Farmland and Post-medieval Enclosed land (altered Medieval Farmland) HLC Types, and the findings of the 2009 geophysical survey, and also the proximity to the tidal Calenick Creek likely to have attracted past activity, indicates high potential for buried medieval or earlier archaeology, High sensitivity.

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

### 1.2.7 Condition

Presently the land without development consent is generally attractive and well managed farmland with no detracting features despite proximity to the urban area.

## 2. Visual context and characteristics

- 2.1. Higher parts of the land parcel are prominent in views from the south, south west and west where the land appears as the natural southern ridge to the southern bowl of Truro. The present Tolgarrick housing scheme to the south of the land parcel has become a prominent skyline development which breaks the natural rural ridge which had previously screened the built form of Truro from the wider rural landscape.
- 2.2. The nature of the hedge boundaries reduces intervisibility in the land parcel itself
- 2.3. The open undeveloped land to the south of Truro is an important components of the city's visual setting emphasising the city's containment and marking the sense of arrival to it. This has been undermined by the Tolgarrick consent.
- 2.4. Prior to the development of the southern part of this land parcel this area was considered in the 2000 LDA Strategy<sup>6</sup> as beyond the setting of Truro. The Tolgarrick development has now brought the built form of Truro up and over the ridge which had previously contained the City.
- 6.1. The introduction of development on this south west facing slope has now extended the setting of Truro, introducing the built form of the City into

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

<sup>6</sup> Landscape Design Associates. *Landscape Strategy for Truro, Falmouth and Penryn* 2000

the wider rural landscape. The undeveloped areas of the land parcel are now considered to be critical to the setting of the City, being recognisable as the ridge which contains the historic area of Truro.

### 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	Moderate	Landscape elements are typical of the local landscape, being Cornish hedges with native large canopy trees.
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Moderate	Simple landform on a south west facing slope
4	Scale and pattern of landscape	Moderate	Medium scale with a more open and simple pattern
5	Historic features and sense of time depth	High	While prehistoric activity indicated by geophysical survey is not evident in the form of earthworks in the landscape, the historic character of the farmland is marked by diverse features. These include sinuous field boundaries with mature trees, and views across the valley to similar land and to the old coppice of Nansavallan Wood; and there may possibly be remains of an abandoned medieval settlement. Parts of roads, at either end of the Parcel, show different aspects of the historic development of Truro's route network; the early route, Penwethers Lane, on the north west, and the turnpike road of 1754, Arch Hill, with associated Listed milestone, on the south east
6	Presence of natural elements	Moderate	well established Cornish hedges all protected by Tree Preservation Orders
7	Type of existing development	High	There is no development in the land parcel apart from a small electricity sub station which is surrounded by vegetation.
8	Relationship to settlement edge	Low	Planning consent for residential development in the southern section of the land parcel has a strong distractive influence on character. Established settlement edge of Truro running along the A390 on the north eastern boundary. The A390 created a clearly defined edge to the City, the Tolgarrick development site has breached this and eh edge is now defined by boundary hedges.
Visual Sensitivity			
1	Visual prominence	High	This land is prominent in views from developed land to the west. Landform and vegetation restrict wider visibility
2	Openness and intervisibility	Moderate	Higher elevated parts of the land parcel are prominent in views. Intervisibility is reduced on the lower slope due to topography and a strong hedge structure.
3	Views available	Moderate	Public views from development to the west and rural highway network and paths to the south east

### 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL30A	M	H	H

## 5. Landscape Value

- 5.1 The rural field pattern is intact with hedge boundaries containing some mature large canopy trees. This land is critical to the undeveloped southern ridge of Truro.
- 5.2 All boundaries are covered by Tree Preservation Orders to protect the trees for public enjoyment, environmental and aesthetic purposes.
- 5.3 The Newham Trail runs along the southern boundary and is a popular route for walkers, cyclists and horse riders
- 5.4 Although there is no formal designated route there is a well used worn pathway running around the perimeter of the field adjacent to the football club used for recreation by local people.
- 5.5 The land parcel has important historic references in the filed pattern and access routes.

Landscape Value			
1	Distinctiveness of character	High	Landscape elements are typical of the character of the wider rural landscape to the south
2	Quality and condition of landscape, elements and features	High	Elements in good condition and recognisable in local landscape character. All hedge boundaries are recognised for their high amenity value and covered by Tree Preservation Orders
3	Scenic value and aesthetic appeal	High	Only a small land parcel but demonstrates intact recognisable character of the wider rural landscape with a strong hedge structure
4	Presence of cultural, historic or nature conservation associations	High	Nature conservation value in the Cornish hedges which are all protected by Tree Preservation Orders The historic character of the farmland is marked by diverse features of sinuous field boundaries with mature trees, and views across the valley to similar land and to the old coppice of Nansavallan Wood; the early route of Penwethers Lane, on the north west, and the turnpike road of 1754, Arch Hill, with associated Listed milestone, on the south east
5	Recreational opportunities	Moderate	A section of the Newham Trail lies along the southern boundary. The eastern field off the A390 is heavily used for recreation by local people with a path worn around the perimeter of the field, although there is no formal designated route.
6	Levels of tranquillity	Moderate	The nature of the land parcel means that noise intrusion from the A390 is very limited to the north eastern boundary

## 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity	
TL30A	M	H	H	H	Low	Part with full planning consent

- 6.1 **Low** – Part of this land parcel has full planning consent for housing development. In the remainder of the land parcel housing development will result in an extensive negative change in landscape character and visual amenity, with very limited potential for mitigation measures to be embedded in the development design

## 7. Development Potential

- 7.1 **Very limited potential** – development in this land parcel would further extend the built form of Truro into the open countryside. This land parcel is generally unsuitable for development due to the visual prominence of the upper area, the smaller scale of the fields and the importance of all of the hedge boundaries.

## 8. Future Development – Strategic guidance

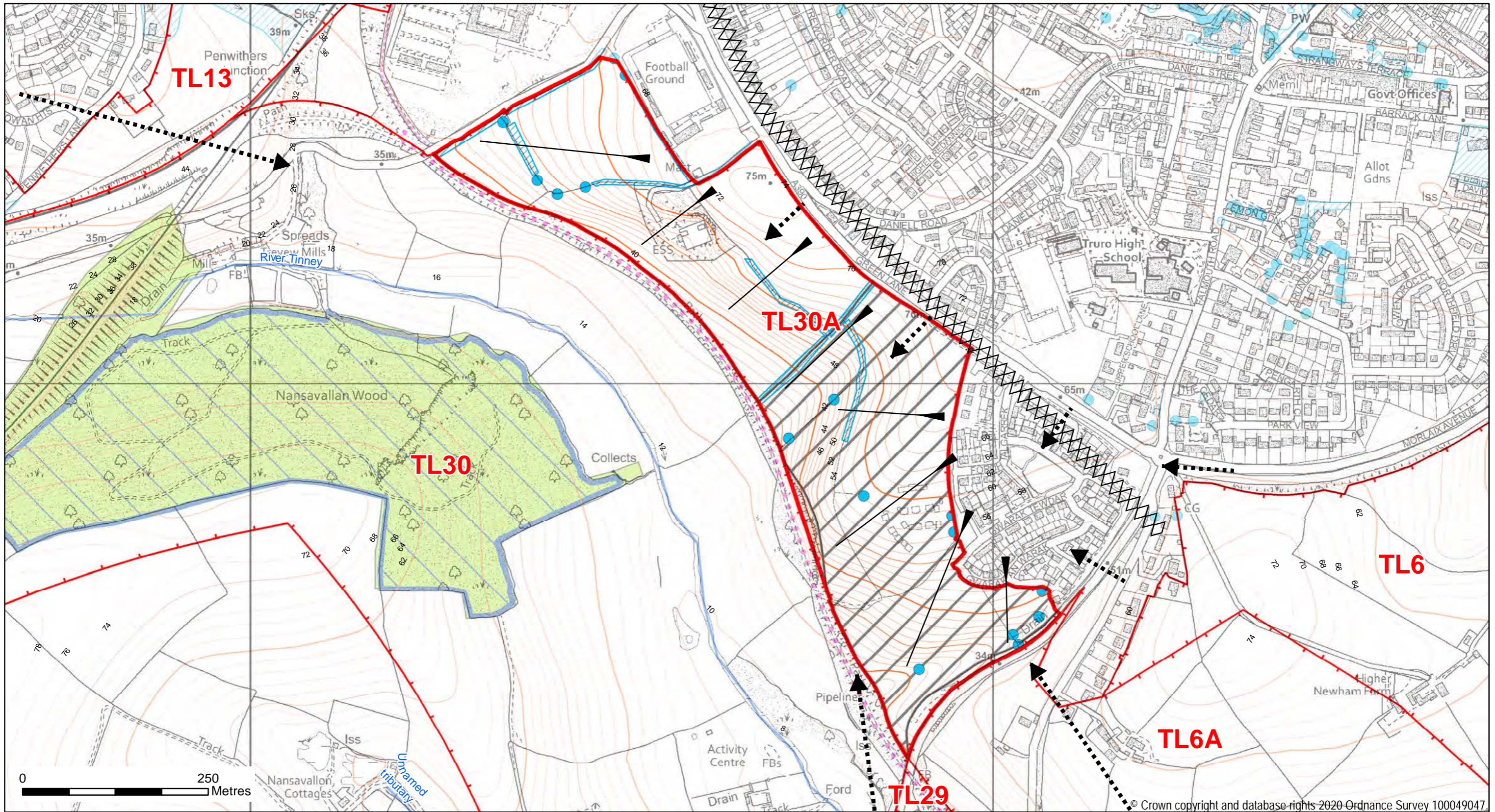
This land parcel in landscape terms has a **Low** capacity for future housing development. In the unlikely event that a strategic decision is taken to develop this land, then the following guidance is provided:

- 8.1 The development of an exemplar landscape and ecological infrastructure network is imperative. The overall design and layout should be rooted in the existing landscape and its important component features. Building densities, heights and areas of open space need to engender this landscape led approach.
- 8.2 The ridge forms an important rural backdrop to Truro when viewed from the south and west and is critical to its setting. Any future development in this land parcel must combine open areas of large canopy trees at appropriate locations to help integrate development within the existing landscape and visual character of Truro. Allow for the development of hedgerow standards where possible
- 8.3 Development associated with the prominent ridge top position should be limited to two storeys
- 8.4 Particularly important to establish tree species with large ultimate crown dimensions along A390 for maximum amenity value. Refer to 'Guidance for Trees' in Appendix 4.
- 8.5 Any future development must conserve and manage the mature hedgerow network, and be of a low density to integrate the development with the landscape and ensure the protection and longevity of the trees in the Cornish hedges covered by Tree Preservation Orders.
- 8.6 Ensure sustainable retention of Cornish hedges within the development layout generally, allowing protection and enhancement of their landscape character and biodiversity value. Retain in the public realm (public open space, footpaths, and highways) with a 5m minimum undeveloped buffer strip, where sympathetic management can be guaranteed. Utilise existing access points to avoid visibility splay tree/hedge losses.
- 8.7 Ensure retained Cornish hedges do not form rear garden boundaries. Where development 'sandwiches' them between back-to-back gardens this should be counted as 50% loss of hedge and be compensated for.
- 8.8 Ensure 10m minimum undeveloped buffer from canopy edge of all trees including those in Cornish hedges
- 8.9 All major development should result in no net loss from all the habitat types which create canopy cover e.g. the woodland habitat types, hedgerows, orchards, etc (evidenced through the net gain metric). Through the retention of existing and/or the establishment of new trees, canopy coverage equal to 15 % of the site area needs to be provided.
- 8.10 All developments over 10 houses will need to include an ash dieback resilience and management plan to mitigate canopy losses.

- 8.11 Implement measures for pollinators, including encouraging the provision of new wildflower rich grassland to create and enhance the Cornish B-Line , creating an integrated insect pathway across Cornwall and allowing wildlife respond to climate change. Also refer to the Cornwall Council Planning for Biodiversity Guide<sup>7</sup>
- 8.12 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.
- 8.13 The site is located within the Tinney CDA. The River Tinney is designated as Main River along this section. The south western area of the site appears to include the open space and SuDS elements of the recent Tolgarrick Farm development so would not be available for other future uses. The lower slopes are steep and likely to be excluded from development but can be used for cascading SuDS trains. A minor valley is present around the centre of the site, which will become a local spine for SuDS drainage. There will be a tendency for water to collect on the north west side of the Newham Trail embankment so provision will need to be made for flows to be culverted through this embankment for conveyance to the River Tinney.
- 8.14 Lagas mapping has identified that there is opportunity within this land parcel for biodiversity net gain which will link to a wider natural network around the City

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<sup>7</sup> [www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf](http://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf)



## Land Parcel: TL30A - Tolgarrick - Map 1

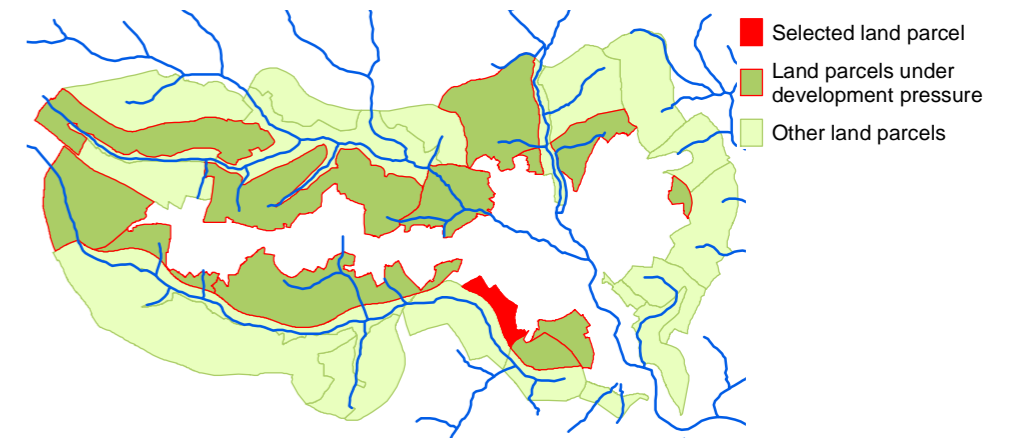
- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- County Wildlife Sites
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Newham Trail
- Biodiversity Action Plan Habitat**
- Woodland

### Public Rights of Way

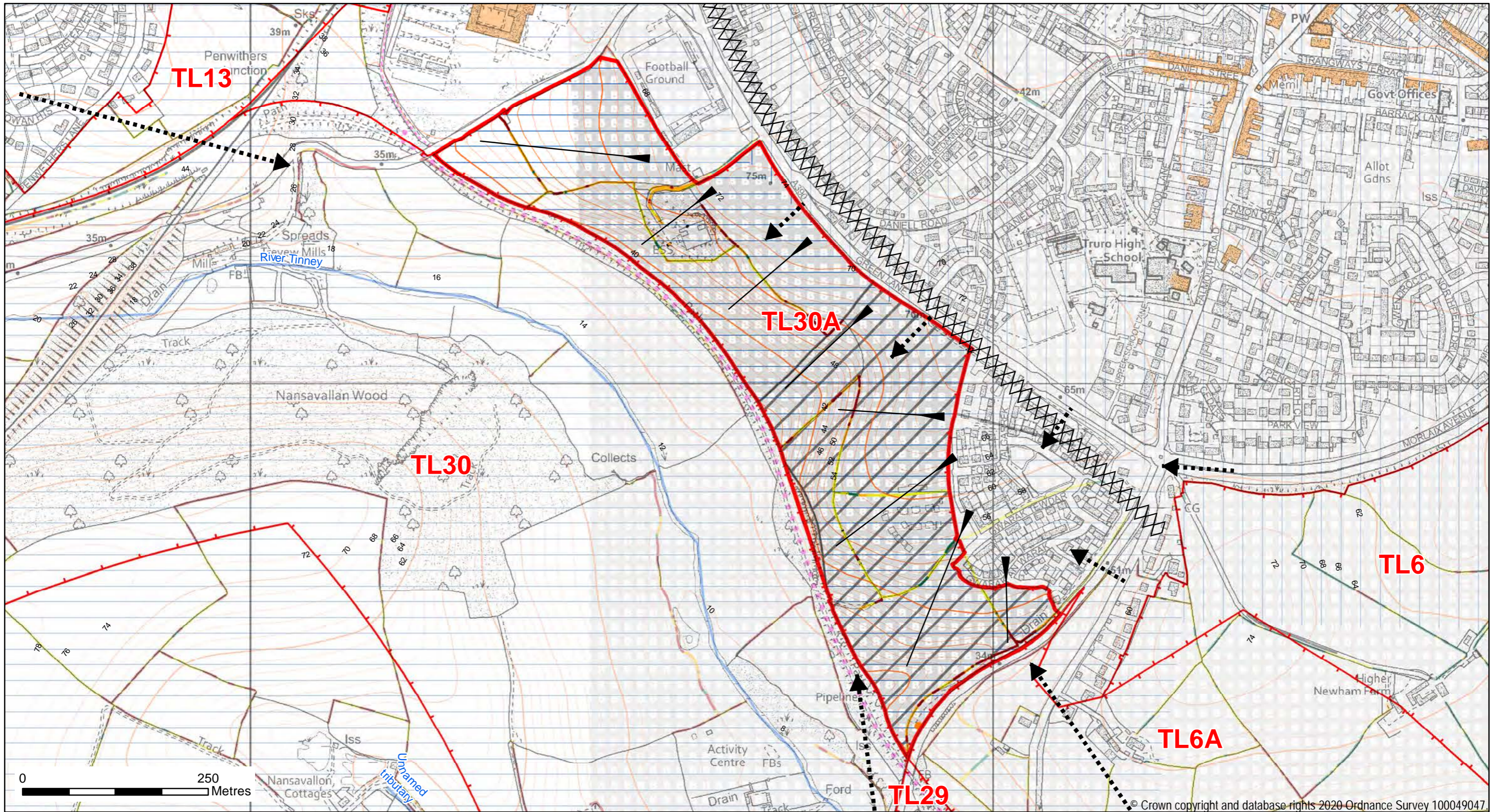
- Footpath

### Landscape assessment features

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



Scale 1:5,000 @A3

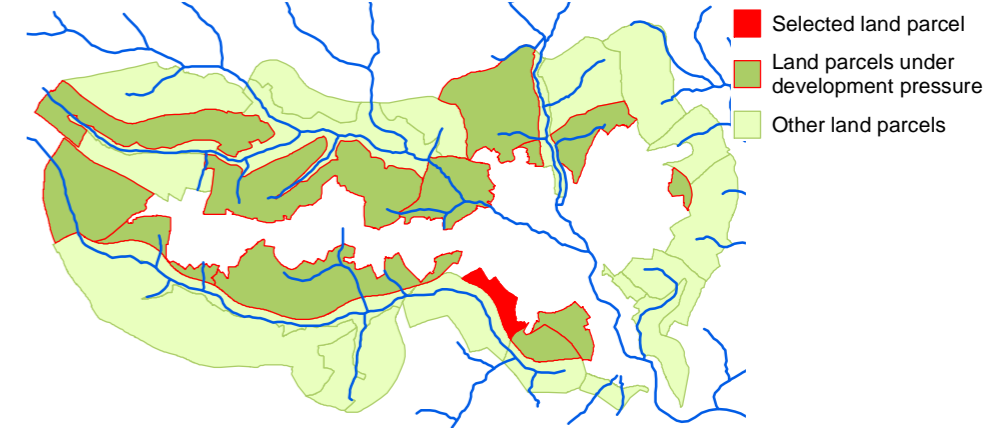


### Land Parcel: TL30A - Tolgarrick - Map 2

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

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

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



Scale 1:5,000 @A3

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## TL31 Greenbottom and Saveock



Looking south east



Looking east

This land parcel was not part of the 2000 Strategy<sup>1</sup> 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 forms part of the Highertown ridge and lies within one Landscape Character Area<sup>2</sup>. The key characteristics are described as follows:

#### 1.1. CA11 – Redruth, Camborne and Gwennap

- *'Rolling slate and siltstone landscape with small scale inland but more open on the north coast.'*

<sup>1</sup> Landscape Design Associates. *Landscape Strategy for Truro, Falmouth and Penryn*. 2000

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



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

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

### **1.2.1 Topography and drainage**

In the context of the assessment area this is a relatively flat land parcel where the land sits at 110m AOD on the north eastern boundary and 104m AOD on the western boundary. The land is a wide elevated spur off the Highertown ridge.

Refer to Map 5 - Topography – Appendix 1.

This 120 ha site lies in the River Tinney catchment to the west of Threemilestone. The northern edge of the site is the A390, which is also the boundary between the River Tinney and River Kenwyn catchments. The River Tinney crosses the western area of the site, flowing north to south.

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

### **1.2.2 Biodiversity**

Habitat types are predominantly grassland/arable fields and hedgerows. Running roughly north to south there is a length of varied habitat consisting of unimproved grassland, wetland, scrub, marshy grassland, heath and woodland. Carrick Heaths Site of Special Scientific Interest is contained in this area. The Carrick Heaths comprise of ten sites, all situated within a 12 km radius of Truro. The underlying soils at each site are largely derived from slatey mudstones, siltstones and shales which have given rise to clay soils with variable drainage regimes. These conditions have led to the development of mosaics of wet and dry heathland vegetation types, and support nationally scarce invertebrates, and varied bird species including the Red Data book listed Barn Owl.

Land Parcel also 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**

At present the site has a rural character within the boundaries created by the A390 to the north and the Threemilestone to Chacewater road. Predominantly arable and pastoral farmland with scattered dwellings and a small linear settlement at Saveock along the Threemilestone to

Chacewater road. An important area of Cornish heath is also found here.

Agricultural land classification – classed as grade 3.

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

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

There is still strong evidence of the historic small scale field pattern, although there have been losses of historic hedgerows due to modernisation of farming. Hedges are predominantly over 3m in height with a many reaching over 6m, and a number of significant old and large trees associated with historic houses and farms.

Some hedges are in poor condition or have poor species diversity. Wooded riparian corridor running from north to south from Primrose Farm to the railway line where it passes into TL10. Woodland also associated with the railway line

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.

#### **1.2.5 Settlement and transport**

A dispersed settlement pattern of farms and groups of dwellings. Many of these farms are shown on the 1875-1901 Historic mapping. A linear settlement has developed along the Threemilestone to Chacewater road at Saveock.

The eastern settlement edge is low density housing and a holiday park, and due to the relatively level topography does not have an adverse impact on the more rural character of the land parcel.

There are few public rights of way, however these routes do connect to a network of rural lanes to extend the possible recreational 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:** mostly Post-medieval Enclosed Land. Also present is limited Medieval Farmland on the south; and strips of the Communications Type on the north and towards the south representing the A390 Truro road and railway respectively. Upland Rough Ground (the term classifying rough ground in valleys as well as higher downs) is

mapped on parts of the valley floor but appears from more recent air photos to be farmed.

- b. **Sites: Prehistoric-Romano British.** Two barrows named as Carbittle Barrows when recorded in the 19th century survive as mounds now of varying height
- c. **Sites: Medieval.** The Chacewater road running roughly is mapped in 1699, forms one of the primary lines in this landscape and is probably medieval in origin though improved as a turnpike route in the 18th century. The field-name Grouse Field north of this may be derived from a Cornish word for cross, suggesting the site of a medieval wayside cross at what would have been a junction of several downland tracks before enclosure
- d. **Sites: Post-medieval.** Milestones mark the turnpiked earlier Chacewater road. Saveock Water and some smaller settlements mostly on the Chacewater road were mapped in 1813. Historic focal points in that landscape include Greenbottom Bible Christian Chapel Records of buried elements of the prevailing post-medieval field systems including probable field drains and cultivation ridges. The Tithe maps of c1840 show several cottage farmsteads, which fell out of use and were incorporated in fields before c1880 or, in one case, after c1908. The railway, originally that of the West Cornwall Company opened in 1852, has a bridge within the Parcel. A sizeable quarry mapped in c1880 is beside the railway and near the bridge and may have provided stone for the latter. Two sites of alignments of bell tents arranged around the edges of roadside fields dating from the Second World War.
- e. **World Heritage Site (WHS) A6i** The Gwennap Mining District incorporates all of the land parcel
- f. **Schedule Monuments (SM) and Listed Buildings (LB) – SM** Two bowl barrows north east of Ashgrove Farm; **LB** 2 Milestone, Grade II
- g. **Historic Landscape.** The Post-medieval Enclosed Land here is a clearly legible integrated landscape of smallholding intakes of the mining era with articulating routes including historic through-roads.
- h. **Below-ground archaeology.** The Medieval Farmland HLC Type on the south indicates high potential for buried medieval or earlier remains. Traces of the wartime camp may survive below ground and if so though relatively recent may be significant.
- i. **Settings of designated assets:** Land in the land parcel is likely to be considered important as part of the setting of the Scheduled barrows, High sensitivity. The generally prevailing mining families' smallholding landscape in this land parcel contrasts markedly with once-similar landscape in the nearer, western parts of TL9 and TL16A where series of dispersed cottage farmsteads were abandoned. The interplay of the smallholding landscape beside the Chacewater road on the south with 20th century military history of interest, the small fields having effectively provided screened sites for the dispersed tented camps prior to D Day, Moderate to High sensitivity. This clear, compact tract of smallholding landscape, taken in from open downs, shows well the scale and organisation of settlement expansion of the mining era also reflected in parts of Truro by cottage rows, Moderate to High sensitivity.

The emerging Cornish Distinctiveness guidance provides a framework for management of any historic features found through fieldwork<sup>3</sup>.

### 1.2.7 Condition

Presently this is generally managed farmland with few detracting features despite proximity to the urban area.

## 2. Visual context and characteristics

- 2.1. The nature of the relatively flat topography as part of the Higher town ridge and vegetation in field boundaries limits and reduces the visibility within and out of the land parcel.
- 2.2. The nature of the topography means this land parcel lacks any obvious visual, physical or perceptual relationship with Truro. Where the bowl topography of the historic centre of Truro creates key arrival points, this is not the case with the western edge of Truro. Although the land parcel could be perceived as beyond the setting of the western edge of Truro, it is considered to be critical to the setting, being the rural landscape context to the western edge.

## 3. Evaluation of Landscape and Visual Sensitivity

Landscape Character Sensitivity			
1	Representativeness of character	High	Landscape elements are typical of the local landscape, being small scale field pattern, clipped Cornish hedges with some larger trees, small areas of woodland
2	Condition of elements and features	High	Well maintained Cornish hedges and farmland pasture
3	Nature and complexity of landform	Low	Relatively flat topography as part of the Hightown ridge.
4	Scale and pattern of landscape	High	Small to medium with a simple pattern A relatively complex land pattern of varying scales of field sizes, land cover and habitats
5	Historic features and sense of time depth	High	This is a clearly legible integrated smallholding landscape of the mining era, within the WHS. It incorporates two Scheduled prehistoric barrows, reflecting how it was taken in from downland in the past. The Chacewater road, probably medieval in origin and improved as a turnpike route with its Listed milestones, together with minor roads whose straight lines show they were formed on open downs, and the railway of 1852, give further time depth. The quite frequent cottages and outbuildings, many built before c1840, may have vernacular and locally distinctive or typically Cornish features, and several other cottage farmsteads which fell out of use around the later 19th century may have left traces.
6	Presence of natural elements	Moderate	Well established Cornish hedges with mature trees
7	Type of existing development	Moderate	Development is present but does not detract from the wider character
8	Relationship to settlement edge	Moderate	A small eastern section meets the western edge of Threemilestone and the linear settlement of Saveock has an inconsistent boundary with the wider land parcel.
Visual Sensitivity			
1	Visual prominence	Low	The Hightown ridge is at its widest in this land parcel and the flatter shape of the ground and visual prominence is significantly reduced

<sup>3</sup> <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-kernow-ertach-kernow/cornish-distinctiveness/about-cornish-distinctiveness/>

2	Openness and intervisibility	Low	The nature of the relatively flat topography as part of the Higher town ridge and vegetation in field boundaries limits and reduces the visibility within and out of the land parcel
3	Views available	Low	Limited by the topography and strong structure of trees and hedges.

#### 4. Overall sensitivity

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity
TL31	H	L	H

#### 5. Landscape Value

- 5.1 Carrick Heaths Site of Special Scientific Interest (SSSI) is contained in this area. The Carrick Heaths comprise of ten sites, all situated within a 12 km radius of Truro
- 5.2 The whole of the land parcel lies within the Gwennap Mining District of the Cornish Mining World Heritage Site (WHS).

	Landscape Value		
1	Distinctiveness of character	High	The remaining small scale field pattern is a distinctive attribute of the World Heritage Site designation. The larger mature trees are also found in these Cornish hedge boundaries
2	Quality and condition of landscape, elements and features	Moderate	Elements in generally condition and recognisable in local landscape character
3	Scenic value and aesthetic appeal	Moderate	Landscape reflecting the character of the rural landscape to the west rather than the urban edge to the east.
4	Presence of cultural, historic or nature conservation associations	High	An area of SSSI heathland. This is a clearly legible integrated smallholding landscape of the mining era, within the WHS. It incorporates two Scheduled prehistoric barrows, reflecting how it was taken in from downland in the past. The quite frequent cottages and outbuildings, many built before c1840, may have vernacular and locally distinctive or typically Cornish features
5	Recreational opportunities	Moderate	Some public rights of way connecting with rural lanes
6	Levels of tranquillity	Moderate	Reasonably tranquil towards the centre, but intrusions from the industrial area to the east and roads bordering the land parcel

#### 6. Landscape Capacity Rating

Land parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
TL31	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 **Very limited potential** - generally unsuitable for development but with some small areas with development potential. There may be pockets of landscape of a lower sensitivity, which may be able to accommodate some limited, small-scale development if sensitively located and designed to reflect the important historic landscape character.

## 8. Future Development – Strategic guidance

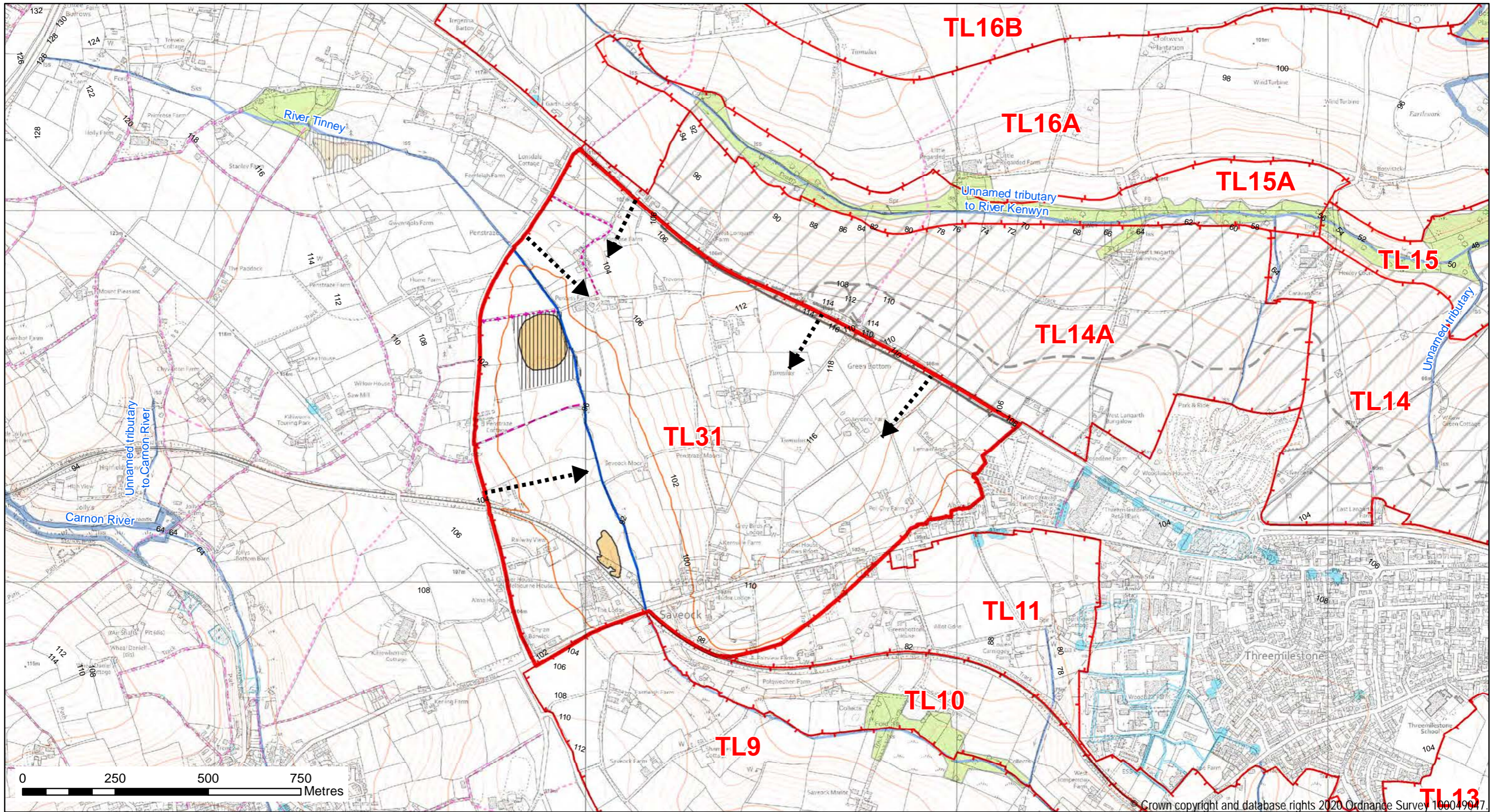
This land parcel in landscape terms has a **Low** capacity for future housing development. In the unlikely event that a strategic decision is taken to develop this land, then the following guidance is provided:

- 8.1 Particularly important to establish tree species with large ultimate crown dimensions along A390 for maximum impact and amenity value. Refer to 'Guidance for Trees' in Appendix 4.
- 8.2 Ensure connectivity remains intact through hedgerow retention
- 8.3 There are a number of valuable habitats within this parcel and these should be retained and no harm should be caused to the Carrick Heaths SSSI.
- 8.4 Development must avoid the two Scheduled barrows and their historic landscape setting
- 8.5 Development must consider the important character attributes of the Cornwall Mining World Heritage Site detailed in the Management Plan<sup>4</sup>
- 8.6 The site is located within the Tinney Critical Drainage Area. The highest ground is in the centre north of the site. Runoff flows are outwards from there, toward the west, south and eastern edges. The River Tinney corridor is liable to flood and should be kept clear of any development.
- 8.7 Opportunities to broaden and increase riparian/wet woodland zones along the River Tinney corridor. The River Tinney corridor is part of a wider natural network around the City and is one of the most important areas in terms of biodiversity and the provision of key ecosystems. Further detail can be found on the Lagas Natural Capital Information web site<sup>5</sup>
- 8.8 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
- 8.9 Development will need to deliver increased species diversity required for climate change, pest and disease resilience, whilst considering sustainable tree cover through native habitat and more exotic species
- 8.10 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.

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<sup>4</sup> <https://www.cornwall.gov.uk/environment-and-planning/conservation/world-heritage-site/>

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



### Land Parcel: TL31 – Greenbottom and Saveock - Map 1

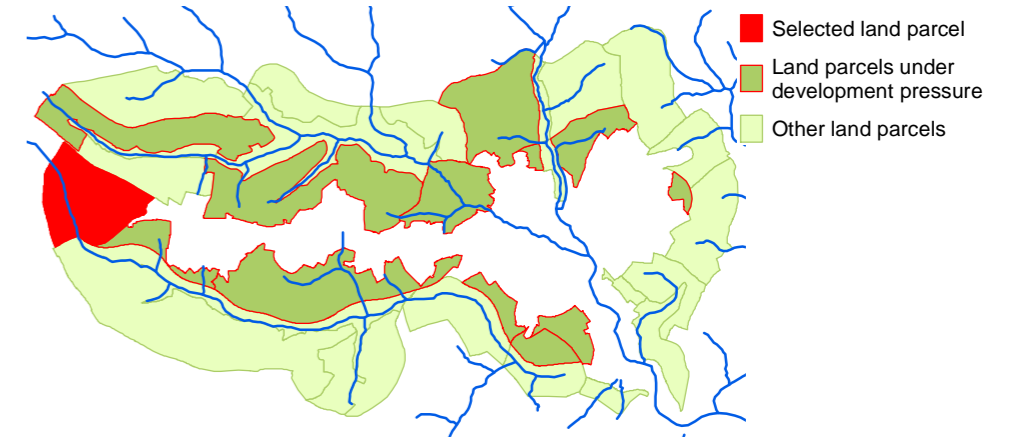
- Land parcel
- Other land parcels
- Rivers
- Land with full planning consent
- Sites of Special Scientific Interest
- County Wildlife Sites
- Tree Preservation Orders Points
- Tree Preservation Orders Polygons
- Northern Access Route (NAR)
- Biodiversity Action Plan Habitat
- Woodland
- Lowland heathland

#### Public Rights of Way

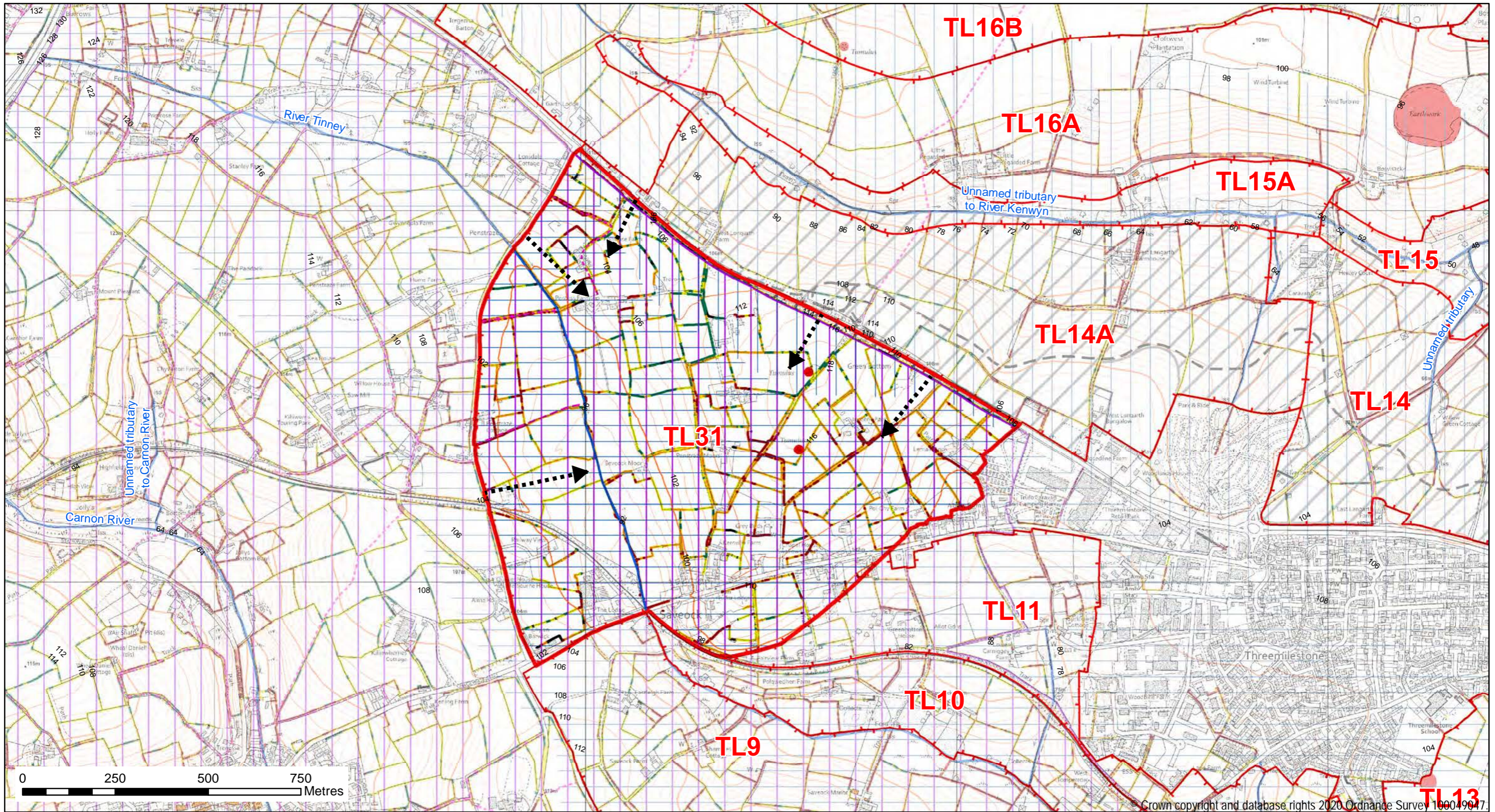
- Footpath
- Bridleway
- By-way

#### Landscape assessment features

- Important Views



Scale 1:10,000@A3

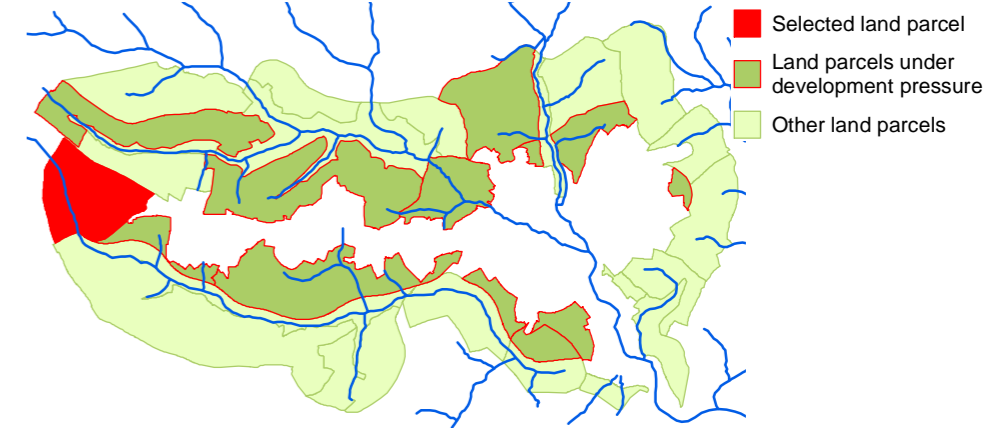


### Land Parcel: TL31 – Greenbottom and Saveock - Map 2

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

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

- Landscape assessment features**
- ▶ Important Views



Scale 1:10,000@A3