Inox Group and Henry Boot Developments Ltd

West Langarth, Truro

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Revision A

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APPENDICES

Appendix A – Landscape Effects Table (LET)
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1.0 INTRODUCTION

1.1 This report has been prepared by FPCR Environment & Design Ltd, as part of an Outline Planning Application for West Langarth. It comprises a Landscape and Visual Appraisal (LVIA) that has been undertaken by Chartered Members of the Landscape Institute. The site location and its context are shown in Figure 1.

1.2 For ease of description and for clarity, the LVIA refers to the application site as the site and the development proposals as presented by the outline planning application and by the Parameters Plan as the Proposed Development.

1.3 The purpose of the LVIA is to assess the landscape and visual effects of the Proposed Development on the receiving landscape and visual resource.

1.4 The landscape and visual effects have been considered in relation to the proposed land uses and the parameters that are defined by the submitted Parameters Plan.

1.5 The site lies circa 6km to the west of the centre of Truro, and circa 3km west of Royal Cornwall Hospital and immediately north of the Threemilestone area and Truro Park and Ride. The A390 runs west to east to the south of the site forming a major transport corridor into Truro. The approach to Truro along this corridor is characterised by some private properties, a number of smaller industrial and business units and a retail park closer to Threemilestone. Its location and extent is identified on Figure 1. The site is currently in agricultural use.

1.6 The proposal is to include the following uses: Residential development, Retail development, Food and Drink, Day Nursery and Community and Sports Facilities together with new footpaths and a play area (LEAP) and public open space within a network of Green Infrastructure.

2.0 METHODOLOGY

1.5 The LVIA is based upon the guidance contained within the Guidelines for Landscape and Visual Impact Assessment (GLVIA3). The GLVIA3 states:

"Landscape and Visual Impact Assessment (LVIA), is a tool used to identify and assess the significance of, and the effects of, change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity."

1.7 There are two components of LVIA that are described separately within this report:

- Assessment of landscape effects; assessing effects on the landscape as a resource in its own right; and
- Assessment of visual effects; assessing effects on specific views and on the general visual amenity experienced by people.

1.8 The GLVIA3 recognises that professional judgement is a very important part of LVIA, and states that whilst there is some scope for quantitative measurements of some relatively objective matters, much of the assessment must rely on qualitative judgements (para 2.23). It also states that in identifying significant effects,
"the need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects judgement needs to be exercised at all stages in terms of the scale of the investigation that is appropriate and proportional" (para 1.17).

1.9 In terms of baseline studies, the assessment provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline this includes an understanding of the area in which the Proposed Development may be visible, the people who may experience views, and the nature of views.

1.10 The overall significance of effects is determined by making judgement about two components:-
- The nature of the receptor likely to be affected (known by the shorthand 'sensitivity') and;
- The nature of the effect likely to occur (known by the shorthand 'magnitude').

1.11 Judgements on sensitivity are made by considering:-
- The susceptibility of the receptor to the type of change arising from the specific proposal; and
- The value attached to the receptor.

1.12 Judgements on magnitude are made by considering:-
- The size and scale of the effect, for example whether there is a complete loss of a particular element of the landscape or a minor change;
- The geographical extent of the area that will be affected; and
- The duration of the effect and its reversibility.

1.13 Consideration of all of the above feeds into a comprehensive assessment of significance.

1.14 In terms of mitigation, primary measures to prevent/avoid, reduce and, where possible, offset or remedy any significant adverse effects are developed through the iterative design process of the Proposed Development. This is described by the LVIA and is included within the overall assessment of effects.

Assessment of Landscape Effects

1.15 GLVIA3 states that:
"An assessment of landscape effects deals with the effects of change and development on landscape as a resource".

1.16 The baseline landscape is described by reference to existing landscape character assessments, and by a description of the site and its immediate context.

1.17 A range of landscape effects can arise through development. These can include:-
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape; and
- Combined effects of these changes.

1.18 These are discussed within the assessment.
Susceptibility to Change and Value of the Landscape Receptor

1.19 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from the development.

1.20 The value of the existing landscape is also considered. The GLVIA3 indicates information that contributes to understanding landscape value. This information is set out in paragraph 5.20 of the GLVIA3 and includes:

- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
- Information about Heritage Coasts, where relevant;
- Local planning documents, for local landscape designations;
- Information on individual or groups of features such as conservation areas, listed buildings, special historic or cultural sites;
- Art and literature, identifying value attached to particular areas or views; and
- Material on landscape of local or community interest.

1.21 Where there is no clear existing evidence on landscape value, an assessment is made based on the following factors, as outlined within the GLVIA3:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation interest;
- Recreation value;
- Perceptual aspects; and
- Associations.

Magnitude of Landscape Effects

1.22 Each effect on landscape receptors is assessed in terms of size or scale, geographical extent of the area influenced and its duration and reversibility.

1.23 In terms of size or scale the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. This assessment describes scale and size by reference to the terms of 'High', 'Medium' and 'Low'.

1.24 The geographical extent of the effect is described by reference to the site, its immediate context and wider landscape character areas. The duration and reversibility of effects are also described.
SIGNIFICANCE OF LANDSCAPE EFFECTS

1.25 The overall significance of landscape effects is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape.

1.26 The landscape sensitivity is determined by considering the susceptibility to change and the value of the landscape receptor. Judgements about the susceptibility to change are recorded on a scale of 'High', 'Medium' and 'Low'. The value of the landscape is recorded on a scale of 'National', 'Regional' or 'Local'. The magnitude of landscape change is defined in terms of 'High', 'Medium', 'Low' or 'Negligible'.

1.27 The GLVIA3 notes, at paragraph 5.46, that there can be complex relationships between the value attached to landscape receptors, and their susceptibility to change. As an example, a nationally valued landscape does not automatically have a high susceptibility to all types of change.

1.28 Final conclusions regarding the overall significance of landscape effects are drawn from the assessment components. The GLVIA3 notes, at paragraph 5.56-5.57:

“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal. At the opposite ends of a spectrum it is reasonable to say that:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;

- Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of least significance and may, depending on the circumstances, be judged as not significant; and

- Where assessments of significance place landscape effects between these extremes, judgements must be made about whether or not they are significant, with full explanations of why these conclusions have been reached.

Where landscape effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing, or offsetting or compensating for them (referred to as mitigation) should be described. The significant landscape effects remaining after mitigation should be summarised as the final step in the process”

Assessment of Visual Effects

1.29 An assessment of visual effects deals with the effects of change on the views available to people and their visual amenity.

1.30 Field evaluation has been used to establish a series of representative viewpoints. These have been used to represent a range of potential viewpoints.

1.31 The viewpoints include:

- Views to aid description of the site itself (where considered appropriate);
- Public viewpoints, including rights of way and open access land;
- Public locations representing residential areas (where possible);
Landscape and Visual Assessment

- Transport routes; and
- Places where people work.

1.32 The views also represent what can be seen from a variety of distances towards the Proposed Development, and thus provide different viewing experiences.

**Sensitivity of Visual Receptors**

1.33 For each affected viewpoint the assessment considers both susceptibility to change in views and the value attached to views.

1.34 The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People engaged in outdoor recreation, including users of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;
- Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience; and
- Communities where views contribute to the landscape setting enjoyed by residents within the area.

- Travellers on road, rail or other transport routes tend to fall into an intermediate or lower category of susceptibility to change. Where travel involves recognised scenic routes or recognised important viewing points, awareness of views is likely to be higher.

1.35 Visual receptors less likely to be sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings.

1.36 Judgements about susceptibility to change are recorded in this assessment on a scale of 'High', 'Medium' and 'Low'.

1.37 Judgements on the value attached to views experienced takes account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets or through planning designations; and
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or visitor maps.

1.38 Judgements on visual value within this assessment are assessed as 'High', 'Medium' and 'Low'.

**Magnitude of the Visual Effects**

1.39 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

1.40 In terms of size or scale, the magnitude of visual effects takes account of:
• The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the Proposed Development;
• The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics; and
• The nature of the view of the Proposed Development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed (minimal).

1.41 The geographical extent of the visual effect in each viewpoint is likely to reflect:
• The angle of view in relation to the main activity of the receptor;
• The distance of the viewpoint from the proposed development; and
• The extent of the area over which the changes will be visible.
• As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

SIGNIFICANCE OF VISUAL EFFECTS

1.42 GLVIA paragraphs 6.44 and 6.45 state:

“There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal. At the opposite ends of a spectrum it is reasonable to say that:
• Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
• Effects on people at recognised and important viewing points or from recognised scenic routes are more likely to be significant.
• Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.

Where visual effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing, or offsetting or compensating for them (referred to as mitigation) should be described. The significant landscape effects remaining after mitigation should be summarised as the final step in the process”

OVERALL LANDSCAPE & VISUAL EFFECTS

1.43 The final conclusions are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects, alongside reasoned professional judgement.

1.44 The GLVIA3 states at 3.32 that

“There are no hard and fast rules about what effect is likely to be ‘significant’ but LVIA’s should always distinguish clearly between what are considered to be the significant and non-significant effects.”
1.45 The GLVIA3 Statement of Clarification \(^2\) states

"Concerning ‘significance’, it is for the assessor to define what the assessor considers significant. Depending on the means of judgement and terminology (which should be explicitly set out), effects of varying degrees of change (or levels of change), may be derived. The assessor should then establish (and it is for the assessor to decide and explain) the degree or level of change that is considered to be significant."

1.46 For this assessment, the following descriptive thresholds have been used:-

- **Major**: an effect considered very important in the decision making process.
- **Moderate**: an effect that is notable and one that is generally considered to be material in the decision making process.
- **Minor**: an effect that will be noticed, but is not considered to be an important factor in the decision making process; and
- **Negligible**: an effect that will be discernible, but of very limited consequences and one that is not important or relevant to the decision process.

1.48 This LVIA considers that **Major** effects, whether they are adverse or beneficial, are significant, whilst **Moderate**, **Minor** and **Negligible** effects, whether adverse or beneficial are not judged to be significant.

**STUDY AREA**

1.49 The Study Area for the LVIA has been defined by the field work undertaken as part of the baseline stage of the LVIA. The Study Area includes the site and the surrounding landscape, where there may be potential landscape and visual effects (direct, indirect, short term or long term) as a result of the Proposed Development. The Study Area is shown in Figure 1.

3.0 BASELINE APPRAISAL

**Planning Policy Context**

3.1 The following considers the relevant planning and legislative framework in the context of landscape and visual issues. Not all policies are referred to or listed in full but those of greatest relevance to the application site and nature of the proposed development are included.

**National Context**

3.2 The National Planning Policy Framework (NPPF) sets a ‘presumption in favour of sustainable development’ and includes general policy guidance on Green Infrastructure, landscape character and good quality design.

3.3 Section 7 of the NPPF deals with “Requiring good design” and section 8 deals with “Promoting healthy communities”. In terms of design, the NPPF states that:

\(^2\) GLVIA 3 Statement of Clarification 1/13, 10\(^{th}\) June 2013
“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better people” (para 56)

3.4 Section 11 is concerned with “Conserving and enhancing the natural environment”. The NPPF seeks to conserve and enhance the natural environment – protecting and enhancing valued landscapes, and affording great weight to the protection of areas of natural and scenic beauty.

“The planning system should contribute to and enhance the natural and local environment by: Protecting and enhancing valued landscapes...”

3.5 The landscape and green infrastructure proposals which form part of the proposed development stem from the landscape and visual appraisal undertaken and reflect the principles of Good Design which the NPPF advocates.

National Planning Practice Guidance (NPPG 2014)

3.6 The NPPG came into force on the 6th March 2014 and is part of the Governments reforms to make the planning system less complex and more accessible. It is an online planning resource and provides guidance on the NPPF. The NPPF continues to be the primary document for decision making.

Local Context

3.7 Carrick District Local Plan

3.8 The Carrick District Local Plan was adopted in April 1998, and a number of policies from this document were "saved" by the Secretary of State in September 2007.

3.9 Until a Local Plan for Cornwall is prepared, planning policy in use within the Carrick District area at the 31st March 2009 will continue to have some weight. The weight will vary with the degree to which the Policy is still relevant in terms of evidence and National Policy.

3.10 The Local Plan "saved" policies that are relevant to this development proposal are:

- 3A Protection of Countryside
- 3D Character and Setting of Settlements
- 3F Trees and hedgerows
- 3J Local Habitats
- 10B Open space and childrens play space in new development

Cornwall Local Plan 2010-2030

3.11 Cornwall Local Plan 2010-2030 is the developing local development plan for Cornwall. The relevant landscape policies are listed below.

Policy 23 Natural Environment

3.12 This policy seeks to limit preventable loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.
3.13 Development proposals will need to sustain Cornwall’s local distinctiveness and character and protect and enhance Cornwall’s natural environment and assets according to their international, national and local significance through the following measures:

3.14 1. Cornish Landscapes

“Development should be of an appropriate scale, mass and design which recognise and respect the distinctive and diverse, landscape character and coastline as being vital to Cornwall’s economy whilst having regard for the sensitivity and capacity of the landscape asset.”

3. Terrestrial and Marine Biodiversity and Geodiversity Specifically ensuring that with direct and cumulative impact:

a. “international, national and locally designated sites for nature conservation are safeguarded

b. conserves, protects and enhances features of biological or geological interest (including Biodiversity Action Plan habitats and species), and provide for their appropriate management.

c. ensure no net loss of existing biodiversity and enable a net gain in biodiversity by designing in biodiversity, and ensuring any unavoidable impacts are appropriately mitigated and/or compensated for.

d. the importance of habitats identified in the South West Regional Nature Map and the creation of a local and regional biodiversity network of wildlife corridors and local wildlife sites, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan are recognised.”

Policy 25 Green Infrastructure

3.15 The policy seeks to protect and enhance a diverse, connected and functional network of open spaces and waterscapes.

3.16 Development proposals should:

“1. Demonstrate that all the functional environmental infrastructure and connections have been taken into account including; ecosystem services; biodiversity; coastal processes; and recreation within and near to the application site and show how this understanding has positively influenced the proposal.

2. Retain and enhance the most important environmental infrastructure assets and connections which contribute to our Strategic Environmental Infrastructure network in their existing location.

3. Provide appropriate buffers to high value natural spaces.

4. Restore or enhance connectivity for nature and people through the site and linking to adjacent sites.

5. Provides good quality and accessible open and coastal space.

6. In exceptional circumstances where the need for the retention of the most important environmental infrastructure assets and connection is outweighed by the benefits arising from the development proposals, mitigation against the loss of such green infrastructure should be equal to or above its current value and quality.

7. Provide clear arrangements for the long-term maintenance and management that supports the green infrastructure and for transport routes.”
Policy PP6 – Truro and Roseland CNA

3.17 The policy seeks to demonstrate that the following landscape relevant priority for Truro can be satisfied:

“…Protection and enhancement of the landscape setting and green infrastructure of Truro.”

Landscape Designations and Strategies

3.18 This section considers only the relevant landscape designations and strategies in the context of the landscape and visual issues of the site and development.

Landscape Designations

3.19 No specific landscape designations have been identified within the proposed site. Figure 2 shows the designations with a relevance to landscape in the locality.

Gwennap Mining District - World Heritage Site

3.20 To the south of the site lies the Gwennap Mining District World Heritage Site. Designated in 2006 the World Heritage Site protects the Cornish and West Devon Industrial Mining landscape.

3.21 “Once the richest of all Cornwall’s mining districts, its fine houses, well-preserved industrial remains and dramatic, alien-looking mining landscapes. It is a large and varied area of fertile countryside, historic mining villages, pretty woods, tranquil river creeks and some of the most impressive industrial landscapes to be found anywhere in the site.”

Landscape and Green Infrastructure Strategies

A Green Infrastructure Strategy for Cornwall 2012

3.22 Cornwall’s vision is for a strategically planned and delivered green network throughout the county, comprises of high quality green spaces, green corridors and other environmental features delivering a wide range of ecosystems services for the benefit of all.

3.23 The strategy provides a strategic framework to enable a focus on the two main areas which are best able to develop and deliver a well-planned and functioning green infrastructure resource. These areas are:

“Where new housing and employment growth is likely to be delivered through allocation of housing growth and distribution options, as set out in the Core Strategy

On a catchment level to increase the ability of natural systems to function more effectively

To be successful the strategy will need to have in-built flexibility to allow it to evolve over time and to reflect circumstances as they change and as projects are delivered.”

Landscape Character and Context

3.24 Landscape Character Assessments have been prepared at National and Countywide scales covering the site and its context.

National Character Assessments
3.25 The site lies within Natural England’s National Character Area (NCA) profile 152 ‘Cornish Killas’. This is an extensive character area, with the site located approximately centrally within it.

3.26 Key Characteristics of the NCA 152 ‘Cornish Killas’ are described below:

- “Undulating slate plateau with little woodland and few hedgerow trees.”
- Numerous broadleaved wooded valleys, varying greatly in size. Northern valleys generally narrow and densely wooded. In the south there are drowned valleys (rias) with wide estuaries.
- Rugged coastal scenery. Exposed and windswept cliffs in the north with limited access to the sea more sheltered and wooded in the south.
- Outstanding historic parks, mainly in the sheltered valleys in the south.
- Generally a dispersed settlement pattern of hamlets, farmsteads and small fishing villages.
- Variable field pattern dominated by stone-built Cornish hedges.
- Important archaeological and industrial-archaeological sites.”

3.27 Given that the Natural England assessment covers a wide area, the description and details contained therein only describes the very broad landscape context for the site and wider landscape context. The local landscape is more influenced by local landscape features.

Local Character Assessments

3.28 The Cornwall and Isles of Scilly Landscape Character Assessment provides a further grain of landscape characterisation. Part of the site lies within the large character type CA11 – ‘Redruth, Camborne and Gwennap’. The rest of the site lies in the adjacent Landscape Character Area CA13 – ‘Fal Ria, Truro and Falmouth’. These character areas are shown within Figure 2.

3.29 CA 11 key characteristics are described below:

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

3.30 CA 13 key characteristics are described below:

- “An interlocking and winding ria (drowned river valley) system of small creeks and river valleys that drain into the River Fal that broadens to form the Fal Estuary.
- Muddy creeks with brackish open water and wet grassland, merging with Coastal Saltmarsh close to tidal limits.”
• 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. Extensive forestry north of Ladock and west of Tresillian.

• 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 in small villages, with an industrial, water-related character of small quays and landing stages.

• Harbours and defence fortifications at the mouth of the estuary. Quays and tide mills at the heads of creeks.

• A coastal zone of low rocky cliffs backed by farmland interspersed with discrete woodlands.

• Transition between coastal and tidal river waterscapes, with many boats and ships emphasizing the marine character.

• Medieval settlements at the heads of creeks with strong vernacular of slate with render, painted pink, cream or white with frequent medieval churches. Linear villages occur along main transport routes on the valley floors with some larger urban and industrial areas.

• 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."

3.31 This description applies to the wider area, but the local landscape is more influenced by local landscape features.

Local Landscape

3.32 The landscape in which the site is located draws on the character of the character areas described above, but is also influenced by the local interaction of topography, vegetation and local landscape features. An assessment of the local landscape character has been carried out, using field evaluation and analysis of maps and other published data based on the guidance by Natural England and by the characterisation completed by Cornwall Council.

The site comprises of five fields of variable sizes; which, at the time of survey were planted with arable crops apart from the smallest field which consists of pasture. The field boundaries are comprised of hedgebanks with hedgerow on top. The hedgerows surrounding the smaller fields are overgrown with many small trees. This gives these fields a feeling of enclosure. In the larger fields and in particular in the upper parts of these fields the hedgerows only contain occasional small trees and these parts of the site feel much more exposed. The surrounding local landscape to the north, east and west is predominantly farmland with scattered farmsteads and a field pattern consisting of medium sized fields. Trees are more abundant in the valleys and as one moves nearer to the top of ridges the vegetation becomes sparser with hedgerows containing relatively few trees. There are a number of wind turbines on the ridges to the north of the site. To the immediate south of the site there are a number of residential properties that run along the main transport route, the A390. Part of the large Gwennap Mining District World
Heritage Site lies to the south of the A390. The landscape of the World Heritage Site consists of a network of smaller, often tree-lined fields giving this area a feeling of enclosure with limited views out to areas beyond. The settlement of Threemilestone is circa 1.5km from the site, in addition there are a series of small light industrial buildings, a small retail park and the Park and Ride for Truro that border the A390.

**Landform**

3.33 In the wider context of the site the land is formed of gently rolling hills and river valleys. With land east of Threemilestone falling away to the Fal estuary.

3.34 The site itself is located on sloping land between approximately 75m AOD and 105m AOD. Land falls away to the north towards a tributary for the River Kenwyn. A localised highpoint is located on the site's southern boundary, with the A390 passing through a cutting in the hillside. A topography plan is shown in Figure 3.

**Hedgerows and Boundary Features**

3.35 The site comprises of fields bound by hedgerows and banks. The hedgerows in the lower part of the site contain many small/medium sized trees. The hedgerows in the higher parts of the site contain few trees and have become thin in places and overtaken by brambles.

**Woodland and Trees**

3.36 Young to mature singular and groups of trees are to be found in the stream valley that forms the northern boundary of the site.

**Urban Influences and Infrastructure**

3.37 The A390 runs adjacent to the southern edge of the site, providing a main link between Truro and the A30. The A390 has become a corridor for light industrial buildings which lie approximately 1km to the south and east of the site.

**Public Rights of Way (PROW) and other Footpaths**

3.38 A public right of way crosses a small part of the eastern part of the site.

**Landscape Condition**

3.39 The condition of the site landscape has been assessed as **Moderate/Poor**.

   a) The site itself is not covered by a landscape quality designation;

   b) There are no significant landscape features within the site that would severely preclude development.

   c) The site contains limited distinctive landscape features.

   d) The site comprises of 5 fields planted mostly with arable crops. Most of the biodiversity value is likely to be confined to the field boundaries.

   e) It is a landscape that is influenced by the urbanising effects of the A390.

3.40 Features of the landscape such as the hedgerows in the upper parts of the site would benefit from a combination of either improved or different management or maintenance regimes.
Visual Receptors and Existing Views

3.41 A visual appraisal has been undertaken for the proposed development. The baseline appraisal seeks to explore the nature of the existing visual amenity of the area and to establish the approximate visibility of the site from any surrounding receptors. This section provides a baseline analysis of the available views and amenity and is supported by a series of photo viewpoints (Figures 5 – 9). Figure 4 details the location of the photo viewpoints.

3.42 An assessment of the visual effects of the proposed development upon the receptors is detailed in the subsequent effects section. The viewpoints are described below.

Photo viewpoint 1 – View south east from start of a public right of way on road to north of site

3.43 This viewpoint is from the start of the public right of way to the north of the site. From this point only the upper parts of the site can be seen. Trees rise up beyond the site on the horizon. Just beyond the site some houses that lie on the A390 are visible in amongst the trees. The lower parts of the site are obscured by the trees in the valley bottom.

Photo viewpoint 2 – View east from a public right of way.

3.44 This viewpoint is from the public right of way that runs to the west of the site. Only small parts of the eastern parts of the site are visible from this viewpoint because of intervening vegetation.

Photo viewpoint 3  – View north east from the A390

3.45 The viewpoint represents what can be seen by occupants of vehicles as they travel along the A390 towards Truro. Only glimpses are afforded of the site from this viewpoint because of a belt of trees between the road and the site.

Photo viewpoint 4 – View south west from a public right of way

3.46 This photograph shows the view looking south west from a nearby public right of way. Large parts of the eastern parts of the site are visible from this location. Scattered small trees that are on the southern part of the site run along the horizon. The western parts of the site are not visible because of the intervening landscape.

Photo viewpoint 5 – View south from gateway on road to the north of the site.

3.47 This photograph shows the view through a gateway on the road that runs to the north of the site. From this viewpoint only the eastern part of the site is visible. The rest of the site to the west is obscured by a tall, overgrown hedgerow.

Photo viewpoint 6 – View north east from a public right of way.

3.48 This photograph was taken looking north east from a public right of that lies to the south of the A390 in the World Heritage Site. Rising land screens any view of the site from this point.

Photo viewpoint 7 – View looking east from road to the south of Three Burrows
3.49 This photograph was taken looking east from a road to the south of Three Burrows in the World Heritage Site. The site which is located in the far distance is not visible from here primarily because of the landform, with the site sloping away in the opposite direction.

Photo viewpoint 8 – View north from road at Saveock

3.50 This photograph was taken looking north from a road located to the south of the site. In the foreground are the houses that comprise Saveock. The site is not visible from here because the land rises up from this point.

Photo viewpoint 9 – View north from public right of way

3.51 This photograph was taken looking north from a public right of way in the World Heritage Site. The nature of the landform with the site sloping away in the opposite direction and also intervening trees means that the site is not visible from this location.

Photoviewpoint 10- View looking southeast from the residential area of Three Burrows

3.52 The photograph was taken from a road on the edge of the residential area of Three Burrows. From this elevated vantage point the eastern end of the site is visible in the middle distance. Beyond the site the land continues to fall and in the far distance the Park and Ride and the urban area of Truro is just visible.

Photoviewpoint 11- View southwest through gateway on road to the north east of the site

3.53 This photograph was taken from a gateway on a road to the north east of the site. Trees in the intervening landscape block views to the site.

Photoviewpoint 12- View southwest through gateway on road to the north east of the site

3.54 This photograph was taken looking south west through a gateway on a road to the north east of the site. This point is the start of a public right of way. From this point the site is not visible because of the intervening landform and vegetation.

Photoviewpoint 13- View south west through gateway on the B3284

3.55 This photograph was taken looking south west from a gateway on the B3284. The site is not visible because of the intervening landform and topography.

Photoviewpoint 14- View northwest from the A390

3.56 This photograph was taken looking northwest from the A390. The land rises up in a ridge towards the site and the road lies below the cutting as it passes this point. The fact that the land rises up and the site slopes away in the opposite direction means that site is not visible from this viewpoint

Photoviewpoint 15- View southeast from road near Lands Farm

3.57 This photograph was taken looking south east from the road near Lands Farm. A large part of the site is visible form this point although the view is a fairly distant one. The lower parts of the site and the smaller field that comprise the site are obscured from view by a combination of landform, an agricultural building and vegetation. The view of the site is in the context of an agricultural building and wind turbine in the foreground. Beyond the site and to the east are industrial/retail units that lie on the A390 and further beyond this the urban area of Truro is visible.
Summary of Visual Receptors

3.58 The interaction of topography and vegetation results in a restricted ‘visual envelope’ or visible extent of the site. The photographic viewpoints demonstrate how visually contained the site is from the south, west and east. The main views of the site are from the public rights of way to the north of the site and from the A390 for people travelling in the direction of Truro. The potential visual receptors that have been identified are indicated on Figure 4 are as follows:

- Group 1: Residents of Three Burrows
- Group 2: Users of public rights of way to the north of site.
- Group 3: Users of the A390
- Group 4: Users of public rights of way in the World Heritage Site
- Group 5: Users of distant public rights of way to the north east of the site
- Group 6: Residents of the properties to the immediate south of the site

4.0 LANDSCAPE DESIGN AND MITIGATION

4.1 Landscape mitigation for a residential scheme typically considers and addresses;

- The positioning of the proposed built development within proposed green infrastructure, to include retained landscape features and new landscape planting where needed to assist in providing screening and containment.
- Appropriate choices of building form, height, massing and materials to relate to the existing built form.
- The introduction of habitat creation as part of a green infrastructure framework that will provide biodiversity and recreational benefits.

4.2 The proposal is to include the following uses: Residential, Retail development, Food and Drink, Day Nursery and Community and Sports Facilities together with new footpaths and a play area (LEAP) and public open space within a network of Green Infrastructure.

4.3 A perimeter Green Infrastructure framework (see Landscape and Open Framework Plan Revision C that is part of this application) which includes strengthening the existing boundary vegetation along the A390 and the existing areas of woodland along the northern and western boundaries would minimise the impact of the development upon the landscape. The planting of native woodland species would be appropriate given the rural surroundings of the site.

4.4 A wide corridor of public open space is proposed for the development along the northern boundary of the site. This would include new native woodland, scrub, orchard, meadow planting, balancing ponds and equipped play facilities. As well as this larger area of public open space, smaller areas of public open space create would link into this creating a network of green spaces throughout the site and create links to existing green corridors. The location and setting of existing established trees and hedgerows on the site will be respected and incorporated into the
proposals. Retained trees and hedgerows would be fully protected during the construction stages using best practice methods.

4.5 Approximately 6 hectares is proposed as Green Infrastructure, retaining existing trees and hedgerows.

4.6 It is proposed that properties will range from two to four storeys. The built form of the development would take reference from local character and vernacular to ensure that the development is well related to its context. The choice of materials will reflect the colours of local brick and roof-tiles so that the built development blends visually with the existing settlement characteristics. High quality well-planned residential development would not be intrinsically harmful within this context.

5.0 ASSESSMENT OF EFFECTS

Construction Phase

5.1 The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management would seek to ensure that the potential landscape and visual effects are minimised during the construction phase. It is anticipated that the construction working methods would adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies where necessary.

5.2 Landscape Effects

5.3 There is limited existing site vegetation away from the hedgerow and planted boundaries, so little vegetation will be removed as part of the works. The extent of the planting to be removed represents a small overall proportion and quantity. Where trees are to be conserved, protective fencing and measures in accordance with BS 5837 (Trees in relation to construction) would be implemented as required to protect the areas; trees and planting within the site. These would be implemented prior to the commencement of construction work within the vicinity of the specific areas or planting. The removal of any mature trees or vegetation would be undertaken outside the bird nesting season (or if unavoidable, would be inspected prior to removal by a suitably qualified ecologist and only removed following confirmation that there are no nesting birds present).

5.4 In landscape terms, the effects arising during construction would not be significant as the construction phase is transitory in nature and over the short term. It would generally reflect the overall change to the landscape character of the site and loss of landscape features and resources as outlined in the subsequent Operational Effects section. Overall and relative to the local landscape character and resources, there would be a Minor Adverse landscape effect during construction and effects would be localised to the site.

5.5 Visual Effects

5.6 Construction activities and plant movements within the site would be visible from a limited number of receptors. The clearest views towards the activities and plant movements etc would be experienced by the following receptors:

- Users of the public rights of way to the north of the site
- Residents of properties to the immediate south of the site
- Occupants of vehicles travelling in the direction of Truro on the A390

5.7 The significance of the visual effects for all of these receptors would vary during the course of construction and would generally increase at the peak of construction activity and with the structure of the built units (to their maximum heights) in place. At this time, the significance of the visual effects is likely to exceed those arising from the completed and operational development. However, these increased visual effects would only occur for a relatively short duration and for a limited number of receptors or locations. The sequencing and phasing of the development would also influence the nature and extent of the visual effects during the construction period.

5.8 Overall, the construction effects on the surrounding visual receptors are considered to be Moderate Adverse, with users of the A390, users of the public rights of ways to the north of the site and residents to the immediate south of the site gaining the closest and clearest views towards the construction activity experiencing the most significant visual effects at the peak of construction activity.

5.9 At worst, the significance of the visual effects of construction upon each of the identified receptors is considered to be generally comparable with the significance assessments outlined in the Operational Section. In some cases, the potential visual effects would be relatively worse or better for a period of time, yet the significance of the effects during the construction period as a whole are considered to be generally comparable.

Operational Phase

5.6 This section details the landscape and visual effects arising from the proposed development of the site. The operational effects consider those effects arising upon completion of the proposed development. The impact on the landscape as a result of the Proposed Development would be restricted to the site and the immediate local landscape around it. There would be no major adverse effects upon the wider landscape.

5.10 It is considered that the site’s landscape is one that could receive change of the nature and type proposed, as presented by the masterplan, and that development upon it would not lead to any unacceptable landscape effects.

Landscape Effects

5.11 The predicted effects are considered with reference to the published landscape character assessments, local landscape character and site specific landscape features and components.

Landscape Character Assessments

5.12 The proposed development would have very limited effects upon the National Countryside Character Area 152 ‘Cornish Killas’. This generally reflects the broader scale of these published assessments and the reduced influence that the proposals would have over these more extensive landscape tracts. The proposed development would have a Minor Adverse landscape effect.
5.13 At a more detailed level the proposed development would lie within the CA11 ‘Redruth, Camborne and Gwennap' Landscape Character Type (LTC) and the CA13 – ‘Fal Ria, Truro and Falmouth’. The development would be an extension of the Langarth site and would be similar in character to this development. In this context the proposed development would result in a **Minor Adverse** landscape effect upon these LCTs. Beyond this, the proposed development would have a rapidly diminishing influence and no discernible landscape effect on the wider extents of these particular LCTs.

5.14 The Gwennap Mining District UNESCO World Heritage Site is located directly south of the A390. The nature of the topography of the area with the site sloping away from the area of the World Heritage Site means that the site is not visible from the World Heritage Site. The nature of the landscape in the World Heritage Site also reduces the potential for views of the site as the landscape in this area consists of a pattern of small field surrounded by high hedgerows. The susceptibility of the World Heritage Site to change is considered to be Low/Medium but the Value of this landscape is considered to be high. Considering the negligible scale of change it is considered that the significance of effects is **Negligible**.

**Local Landscape**

5.15 The proposals would extend the built development north and west of Threemilestone and would extend the developed edge along the A390. However in the context of the future development of the Langarth site the proposed site would only represent an extension of the urban edge rather than a new separate area of development. The proposals would result in the direct loss of agricultural land (five fields).

5.16 The landscape sensitivity of this local landscape character area to the nature of the development proposed has been assessed as Medium/Low. The considerations that have been taken into account to reach this conclusion are as follows: the landscape is of reasonably positive character; it contains strong hedgerow structure, however they have been left in disrepair and would be potentially tolerant of significant change; there is an absence of significant landscape features within the site of interest; in the context of the future development of the Langarth site the proposed site would constitute an extension of an urban edge rather than a new separate settlement; development of the site would be in the context of the current influences of the A390 road corridor with its existing residential, light industrial and retail development. All of these factors make the local landscape character area more tolerant of change.

5.17 The majority of the existing vegetation, tree belts and hedgerows would be conserved, together with the inclusion of significant new planting and areas of open space that would form part of the proposed scheme. Therefore the nature of the change would include some beneficial as well as adverse effects. The overall magnitude of this change has been assessed as Medium.

5.18 Overall, in the long term the resultant significance of landscape effect upon the local landscape character of the site and its immediate context would be **Minor Adverse**.

**Landscape Features**

**Landform:** The existing topography gently slopes away from the A390 northwards towards a watercourse. The proposed development has sought to assimilate the necessary landform changes as appropriately as possible minimising disruption to the existing topographic character of the site. However a significant amount of cut and fill would still be required and therefore the
significance of the landscape effect upon the local landform has been assessed as **Major Adverse.**

5.19 **Hedgerows:** Although some sections of hedgerow would need to be removed to facilitate access to the site the layout and design of the proposed development seeks to conserve the existing hedgerows and to utilise these to support the establishment of landscape corridors throughout the proposed development where possible. New hedgerows would be planted and connected to the existing pattern of hedgerows and existing hedgerows would be reinforced where necessary by new infill planting (where any hedgerows are fragmented or include gaps) and appropriate management.

5.20 The pattern of existing and new hedgerows would run around the edge of the proposed development and would provide an appropriate and distinctive landscape setting to the built proposals. Although there would be a loss of sections of hedgerow the proposed development would result in an extension of the overall lengths and management improvements. The significance of the landscape effect upon hedgerows has been assessed as **Minor Beneficial** in the long term once the green infrastructure is established and maturing.

5.21 **Woodland and Trees:** The proposed development would seek to retain many of the singular mature trees on the boundary of the site, with a few trees potentially requiring removal to allow access. Where possible, there would not be a loss of any other trees or woodland as part of the scheme.

5.22 The proposals would include a corridor of green space running along the northern side of the site. This would increase the overall number of plants and related habitats across the site and assist in establishing a robust landscape framework for the built development proposals. In combination with the conserved planting, it assimilates the built development proposals. The significance of the landscape effect upon woodland and trees has been assessed as **Minor Beneficial.**

**Summary**

5.23 The development aims to establish a strong and robust landscape that is appropriate in landscape character terms and maximises its contribution to the landscape resources of the site. The landscape proposals would seek to reflect both the scale of the built development envisaged and the character of the surrounding landscape.

5.24 New trees, shrubs and hedgerow plants would be planted as part of the development. These would be principally native, indigenous and appropriate to the landscape character of the wider area and would offer valuable localised landscape and ecological benefits. The Green Infrastructure itself (excluding on plot landscape proposals to the building surrounds) occupies approximately 10 hectares (60% of the total site) and would include the following areas that are identified in the Parameters Plan that forms part of this application Tree Screening and Landscape buffers; Landscaping (no public access); Public Open Space and Landscaping and Sports Pitches;

5.25 Although initially the overall significance of landscape changes to the site have been assessed as **Moderate Adverse** most of the adverse effects would reduce in the longer term due to the maturing of the landscape framework and the application of a comprehensive Landscape
Management Plan. As a result the overall significance of change after a 15 year period has been assessed as **Minor Adverse**

**Visual Effects**

5.26 A comprehensive visual appraisal of the development has been undertaken to determine the potential effects upon surrounding receptors. Using the methodology outlined at the beginning of this chapter, receptors with potential views to the proposed development have been assessed in terms of sensitivity, the nature and extent of the changes to view and resulting overall significance of the visual effect.

**Effects upon Visual Receptors**

Settlement and Properties – Summary

5.27 **Residents of Three Burrows (Receptor Group 1).** Partial distant views from these properties will be obtained of the proposed development. The landform and the existing intervening vegetation currently helps screen the site. The significance of visual effects on this receptor would be **Minor/Negligible Adverse.**

5.28 **Users of public rights of way to the north of site (Receptor Group 2).** At certain points users of the public rights of way to the north would obtain extensive views of the site. The impact is lessened because of the intervening topography and vegetation. Green roofs are proposed for the roofs of the retail and supermarket buildings which will lessen the impact of the development on these receptors. New tree planting is proposed along the northern boundary and as part of a network of green infrastructure. This planting would reduce the impact of the development in the medium/long term. The significance of the visual effects on the receptor are judged as **Moderate Adverse.**

5.29 **Users of the A390 (Receptor Group 3).** There are potentially partial and glimpsed views of the site for users of the A390 as they travel toward Truro. This could be mitigated in the medium/long term by new planting along the southern boundary of the site (see Landscape and Open Space Framework Plan that forms part of this application). Because the A390 is set down in a cutting there would be limited views of the site from vehicles travelling away from Truro on the A390. The significance of visual effects on this receptor is judged as **Negligible** in the long term.

5.30 **Users of public rights of way in the World Heritage Site (Receptor Group 4).** The site slopes away from the area of the World Heritage Site and there is a high point between the site and the World Heritage Site. As a result the site would not be visible to users of public rights of way in this area.

5.31 **Users of distant public rights of way to the north east of the site (Receptor Group 5).** Because of the topography of the area and the presence of intervening ridges and vegetation between the receptors and the site no views, or only glimpsed views can be obtained of the site. The significance of visual effects on these receptors is judged to **Negligible Adverse** in the short term but there are considered to be no significant effects in the long term.

5.32 **Residents of properties to the immediate south of the site (Receptor Group 6).** These are the receptors that will potentially experience the most immediate views of the site. The significance of effects on these receptors however is likely to be reduced by the presence of
existing vegetation on the boundary between the site and these properties. The mitigating effect of this vegetation is likely to be variable and depend on the individual property concerned and whether the site is being viewed from ground or first floor windows or from the gardens of these properties. The significance of visual effect in the short term is likely to be Moderate to Major Adverse but would reduce to Moderate Adverse in the long term due to proposed on-site structural tree planting.

5.33 **Night Time Effects**

5.34 Although close to urban areas and adjacent to an approved future development scheme the existing illumination of the local area is still largely unlit. The project will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies. Given the appropriate mitigating lighting strategy and the broadly well contained site the lighting effects on the night-time skies are considered to result in moderate-slight adverse effect.

6.0 **SUMMARY AND CONCLUSIONS**

6.1 This report has been prepared by FPCR Environment and Design Ltd. It comprises a Landscape and Visual Impact Appraisal (LVIA) that has been undertaken by Chartered Members of the Landscape Institute. The proposal comprises mixed development with associated green infrastructure, located to the northwest of Threemilestone, Cornwall. The proposed location of the site is shown in **Figure 1**. The LVIA considered the potential effects of the development upon:

- Individual landscape features and elements
- Landscape character
- Visual amenity and the people who view the landscape.

6.2 At a national level, the site lies within the National Countryside Character Area 152 “Cornish Killas” described in Natural England’s National Character Area. This is a large character area and the site is located in the middle. The proposed development would have a Negligible landscape effect at this scale.

6.3 At a local scale the site lies within two character areas: the CA11 ‘Redruth, Camborne and Gwennap’ Landscape Character Type (LTC) and the CA13 – ‘Fal Ria, Truro and Falmouth’. These areas are shown in Figure 2. The development would be an extension of the Langarth site and would be similar in character to this development. In this context the proposed development would result in a Minor Adverse landscape effect upon these LCTs.

6.4 The landscape in which the site is located draws on the character of the CA11 ‘Redruth, Camborne and Gwennap’, character area and the CA13 – ‘Fal Ria, Truro and Falmouth’. but is also influenced by local characteristics, shaped by the local interaction of topography, vegetation and local landscape features.
The local landscape is medium in scale, with a range of fields under arable and pasture. The fields are mostly regular in shape and enclosed by hedgerows, which are mostly in poor condition.

The local topography gently undulates and is shown on Figure 3. The site lies approximately between 75m to 105m above Ordnance Datum (AOD) with the land falling gradually away to the north.

The landscape effects of the development would vary over time. Most of the adverse effects would reduce in the longer term due to the maturing of the landscape framework and the application of a comprehensive Landscape Management Plan. The overall landscape effects after a 15yr period have been judged to be Minor Adverse.

The visual influence of the development varies across the study area due to the limiting effects of both topography and vegetation.

Overall, the landscape and visual effects are considered to be predominantly localised and contained. The most notable landscape effects arise from the changes to the landscape character of the site and for the visual effects upon the following receptors:

- **Users of the public rights of way to the north of the site** (Receptor Group 2) The significance of effects is considered at Year 0 to be Major/Moderate Adverse for these receptors. However proposed tree planting that is proposed as part of the scheme would reduce the impact of the development for these receptors in the long term, meaning that the significance of impact after a 15 year period would be reduced to Moderate Adverse.

- **Residents of properties to the immediate south of the site** (Receptor Group 6). These are the receptors that will potentially experience the most immediate views of the site. The significance of effects on these receptors however is likely to be reduced by the presence of existing vegetation on the boundary between the site and these properties. The mitigating effect of this vegetation is likely to be variable and depend on the individual property concerned and whether the site is being viewed from ground or first floor windows or from the gardens of these properties. The significance of effect on these receptors is judged as being Major/Moderate Adverse. New on-site structural tree planting between the proposed development and these properties would reduce the impact of the development in the long term reducing the significance of effect to Moderate Adverse.

- **Occupants of cars travelling in vehicles on the A390 in the Truro direction** (Receptor Group 3) The significance of effects is considered at Year 0 to be Minor Adverse for these receptors. However the scheme includes an extensive and robust landscape framework that has been carefully devised to provide a suitable green structure to the site and to conserve and extend those existing features and habitats of value. These mitigation measures will reduce the significance of impact over time (see Appendix B: Visual Effects Table) with the maturing of the proposals and the application of a Landscape Management Plan. The impact in the long term on these receptors is judged to be only Negligible.
Cummulative Visual Effects

The proposed development would add to the impact of the already consented Langarth development for the following receptors: Residents of Three Burrows (Receptor Group 1) and users of the PROW to the north of the site (Receptor Group 2). However, the fact that the proposed development would be in the context of the urban edge, representing an extension of the already consented Langarth scheme means that the cumulative visual impact is less than it would be if a physically separate area of development had been proposed.

6.15 The proposed development would not give rise to any effects that should preclude it on landscape and visual grounds. Subsequent care and attention to the detailed design of the development will however, be important. In particular, careful regard to the rooflines, elevational treatments and overall detailed design of the buildings would be required to ensure that the potential adverse visual effects are further mitigated and minimised. In addition green roofs are proposed for the supermarket and retail buildings which would mitigate the impact of the scheme particularly for receptors to the north of the site (Receptor Group 2). Similarly, careful attention will be required to the detailed design and management of the landscape framework to maximise the long term environmental benefits of this local resource.

6.16 Whilst there would be some adverse landscape and visual effects at the outset (Year 0) on account of the permanent loss of the fields and the change from agriculture to urban development, it is judged that these adverse effects would be localised, being limited to the site and the immediate local landscape around.

6.17 Effects would reduce in the longer term (Year 15 and beyond) on account of the maturing GI framework, which would provide a net gain in habitats, such as tree cover, as well as accessible green space for play and recreation. The overall landscape and visual effects at Year 15 are judged to Minor adverse. It is considered that the site’s landscape character has the ability to absorb urban development of the scale and type proposed without causing unacceptable landscape and visual harm.
### APPENDIX A- LANDSCAPE EFFECTS TABLE (LET)

<table>
<thead>
<tr>
<th>Landscape Type and Reference</th>
<th>Sensitivity of Landscape to Change</th>
<th>Magnitude of Landscape Effects</th>
<th>Notes</th>
<th>Overall Significance of Effect at Construction Phase</th>
<th>Overall Significance of Effect at Year 0</th>
<th>Overall Significance of Effect at Year 15</th>
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<tr>
<td>Overall Significance of Effect at Construction Phase</td>
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<td>Minor</td>
<td>Negligible</td>
<td>None</td>
<td>Adverse</td>
</tr>
</tbody>
</table>

### Landscape Designations:

| Nil | n/a | n/a | n/a | n/a |

### Landscape Character: National

| National Countryside Character Area 152 'Cornish Killas' | Medium/Low | Medium /Low | Medium/Low | Yes | No | Medium/Low | Medium/Low | Medium/Low | No | The site displays some of the key characteristics of the relevant NCA, however the proposals include the retention and reinforcement of key landscape features. There are no significant areas of designated character that would be affected by the proposals. | Moderate/Minor Adverse | Moderate/Minor Adverse | Minor Adverse |

### Landscape Character: Regional/Local

| CA11 – 'Redruth, Camborne and Gwennap' | Medium/Low | Medium /Low | Medium | No | The landscape displays some of the local character features. Some of the features of the Character area such as Trees, occurring in hedges, valleys, corner of fields make development easier to assimilate into the landscape. The current influences would lessen the sensitivity of the site. This includes the influence of the road corridor and industrial estate and the absence of any well maintained significant landscape features or characteristic within the site of interest. | Moderate Adverse | Moderate Adverse | Minor Adverse |
| CA13 – 'Fal Ria, Truro and Falmouth' | Medium/Low | Medium /Low | Medium | No | The landscape displays some of the local character features such as Fields… bounded by Cornish Hedges with extensive tree cover on these boundaries. The current influences would lessen the sensitivity of the site. This includes the influence of the road corridor and industrial estate and the absence of any well maintained significant landscape features or characteristic within the site of interest. | Moderate Adverse | Moderate Adverse | Minor Adverse |
| Gwennap Mining District UNESCO World Heritage Site | Low/Medium | High | Negligible | No | The nature of the topography of the area with the site sloping away from the area of the World Heritage Site means that the site is not visible from the World Heritage Site. The nature of the landscape in the World Heritage Site also reduces the potential for views of the site as the landscape in this area consists of a pattern of small field surrounded by high hedgerows. | Negligible | Negligible | Negligible |
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<th>Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project</th>
<th>Are the Effects Reversible?</th>
<th>Notes</th>
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### Site and Immediate Context:

| Site and Immediate Context | Medium/Low | Medium/Low | Medium | No | The magnitude of landscape change in the local area are lessened due to the current influences of the adjoining road corridor with its associated light industrial development and an element of linear residential development. That the site will extend from the new urban edge that will be created by the development of the West Langarth site will reduce the impact of the development as the site will not be separate from the urban edge. The proposed development will also retain a vast majority of the existing hedgerows and trees that bound the site. Whilst the development will change the local character significantly To add to this, the development would be set within robust green infrastructure with vegetation planting along the northern and southern boundary to create a gradual transition between the countryside and urban edge. | Moderate | Adverse | Moderate | Adverse | Minor | Adverse |

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<table>
<thead>
<tr>
<th>Ref</th>
<th>Receptor Type</th>
<th>Sensitivity of Visual Receptor</th>
<th>Magnitude of Visual Effects</th>
<th>Notes</th>
<th>Judged Effects at Construction Phase</th>
<th>Judged Effects at Year 0</th>
<th>Judged Effects at Year 15</th>
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<tr>
<td></td>
<td></td>
<td>Susceptibility to Change Value</td>
<td>Distance from Application Boundary (approx. m/km)</td>
<td>Nature of View Is the View Permanent or Transient?</td>
<td>Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project</td>
<td>Notes</td>
<td></td>
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<tr>
<td>1</td>
<td>Residents of Three Burrows</td>
<td>High</td>
<td>High</td>
<td>1.3km</td>
<td>Partial</td>
<td>Permanent</td>
<td>Medium/Low</td>
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<td>2</td>
<td>Users of public rights of way to the immediate north of site</td>
<td>Moderate</td>
<td>Moderate</td>
<td>0.5km</td>
<td>Full to partial</td>
<td>Permanent</td>
<td>High / medium</td>
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<tr>
<td>3</td>
<td>Users of the A390</td>
<td>Low</td>
<td>Medium/ Low</td>
<td>Along southern boundary</td>
<td>Full to partial</td>
<td>Transient</td>
<td>High / medium</td>
</tr>
<tr>
<td>4</td>
<td>Users of public rights of way in the World Heritage Site</td>
<td>Medium</td>
<td>High</td>
<td>0.5-2km</td>
<td>None</td>
<td>Permanent</td>
<td>Low</td>
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<tr>
<td>5</td>
<td>Users of distant public rights of way to the north east of the site</td>
<td>Medium</td>
<td>Medium</td>
<td>1.5-2km</td>
<td>Glimpse/ None</td>
<td>Permanent</td>
<td>Low</td>
</tr>
<tr>
<td>6</td>
<td>Residents of properties adjacent to the site boundary</td>
<td>Moderate</td>
<td>High</td>
<td>0 km</td>
<td>Full to partial</td>
<td>Permanent</td>
<td>High</td>
</tr>
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</table>
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Figure 3

TOPOGRAPHY PLAN

Site Boundary

145m - 150m AOD
140m - 145m AOD
135m - 140m AOD
130m - 135m AOD
125m - 130m AOD
120m - 125m AOD
115m - 120m AOD
110m - 115m AOD
105m - 110m AOD
100m - 105m AOD
95m - 100m AOD
90m - 95m AOD
85m - 90m AOD
80m - 85m AOD
75m - 80m AOD
70m - 75m AOD
65m - 70m AOD
60m - 65m AOD
55m - 60m AOD
50m - 55m AOD

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
1 Residents of Three Burrows
2 Users of public rights of way to the north of site
3 Users of the A390
4 Users of public rights of way in the World Heritage Site
5 Users of distant public rights of way to the north east of the site
6 Residents of properties adjacent to site boundary

Photo Viewpoint Location
(With Reference)

Photo Viewpoint & Photo Montage Location
(With Reference)
Inox Group and Henry Boot Developments
West Langarth, Truro

PHOTOVIEWPOINTS 1, 2 & 3

Photoviewpoint 1 - View south east from start of public right of way on road to north of the site

Photoviewpoint 2 - View east from public right of way

Photoviewpoint 3 - View north east: Vehicular users along the A390
Figure 6

Photoviewpoint 4 - View south west from public right of way

Photoviewpoint 5 - View south from gateway on road to north of site.

Photoviewpoint 6 - View north east from public right of way
Photoviewpoint 7 - View east from road to the south of Three Burrows

Photoviewpoint 8 - View North: Vehicular users of road at Saveock

Photoviewpoint 9 - View north from public right of way
Photoviewpoint 10 - View south east from residential area of Three Burrows

Photoviewpoint 11 - View south west through gateway: Users of road to the north east of the site

Photoviewpoint 12 - View south west from public right of way

Inox Group and Henry Boot Developments
West Langarth, Truro

PHOTOVIEWPOINTS 10, 11 & 12

Not to scale @ A3

September 2014

Figure 8
Figure 9

Photoviewpoint 13 - View south west: Users of B3284

Photoviewpoint 14 - View north west: Users of the A390

Photoviewpoint 15 - View south east from road near Lands Farm

Inox Group and Henry Boot Developments
West Langarth, Truro
PHOTOVIEWPOINTS 13 & 14 &15

Not to scale @ A3