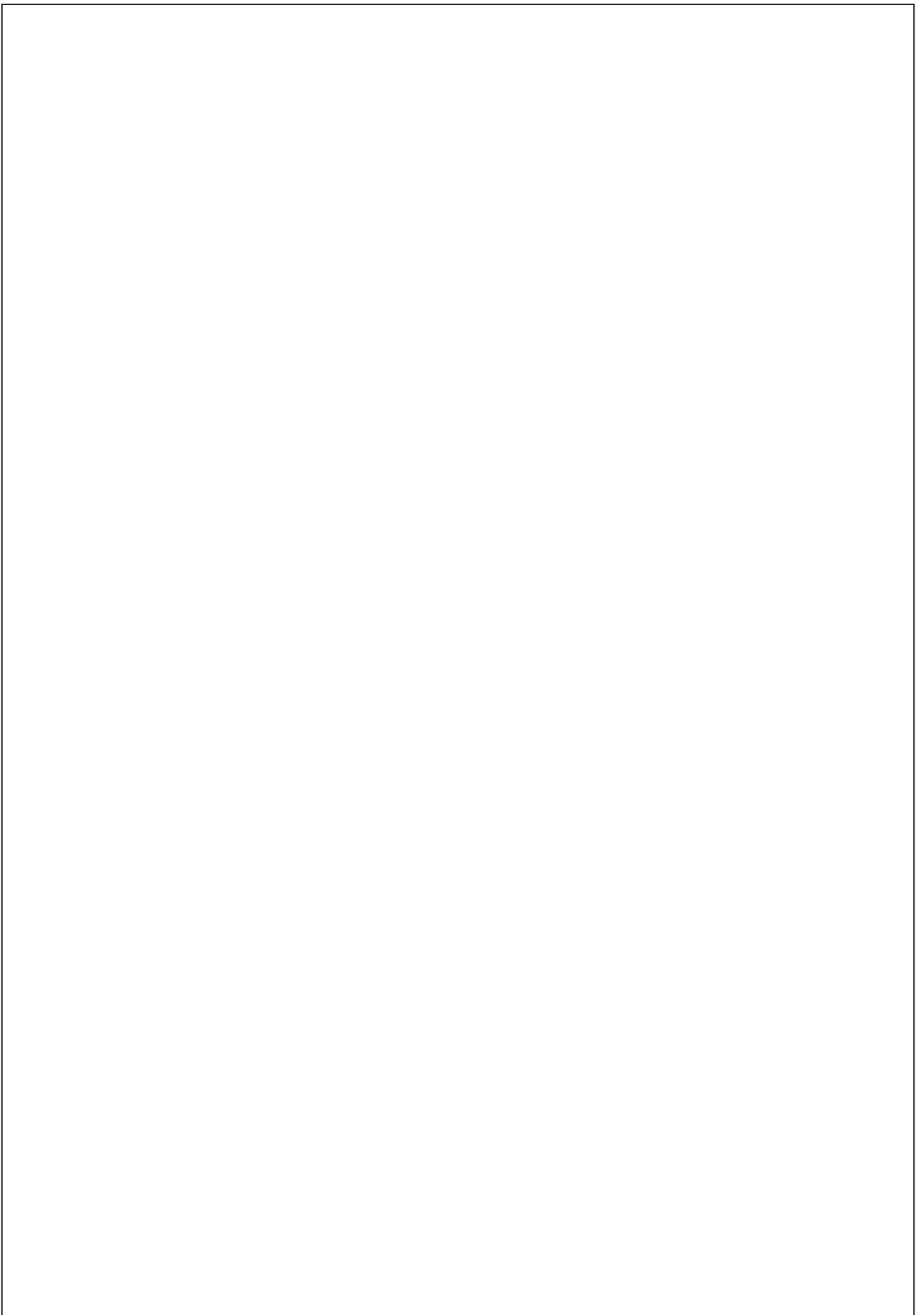




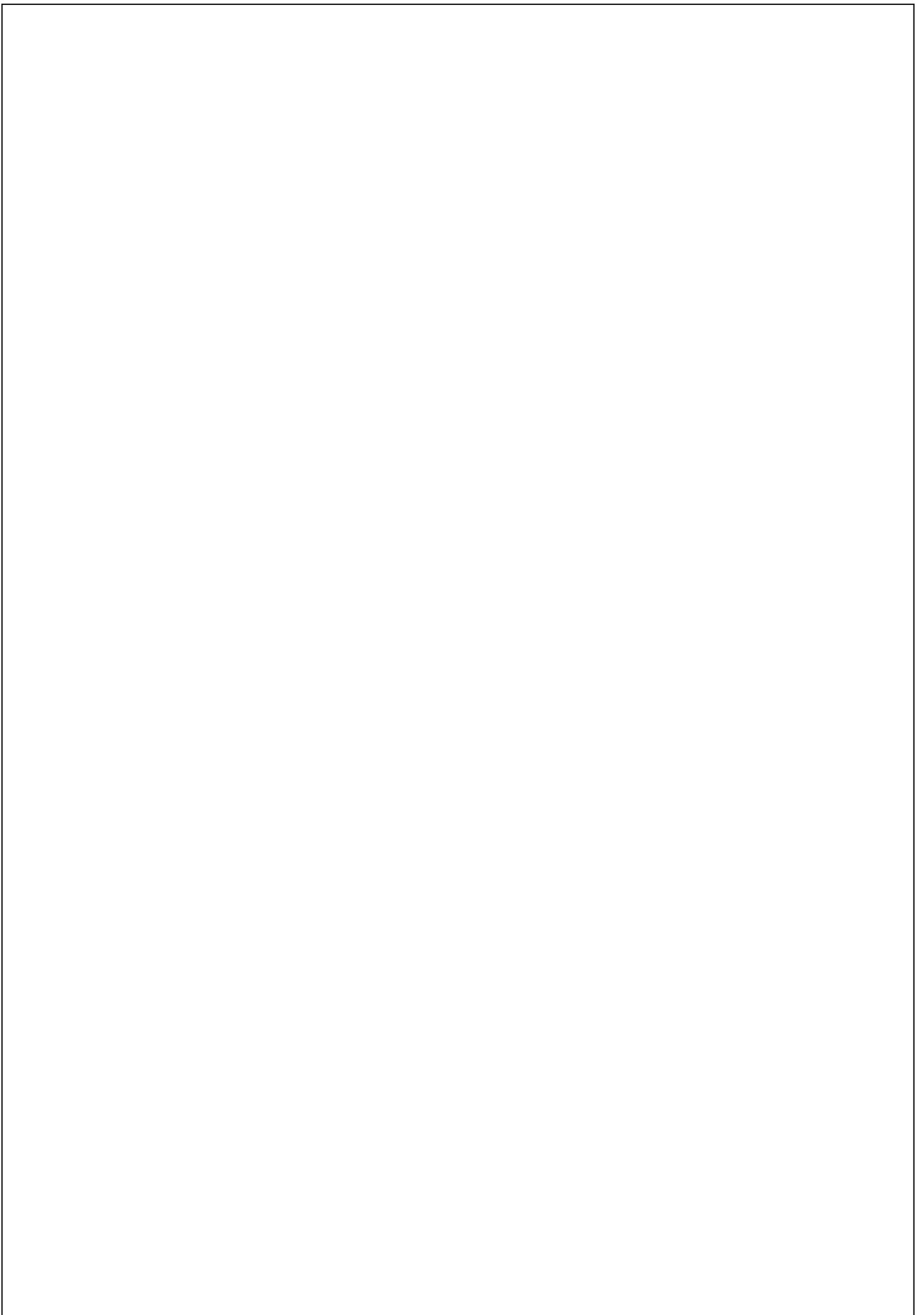
**St Erme
Local Landscape Character
Assessment Stage 2 –
Settlement Edge Assessment
(LLCA Stage 2)**





St.Erme Local Landscape Character Assessment Stage 2 – Settlement Edge Assessment (LLCA Stage 2)

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Chapter 1 – Background to St Erme Local Landscape Character Settlement Edge Assessment

1.1 Creating a St Erme Local Landscape Character Settlement Assessment (LLCSA)

1.1.1 The St. Erme Parish Council commissioned Geoff Pring B.SC (Hons), M.L.I (retired), a qualified Landscape Architect, to undertake stage 2 of the St. Erme Local Landscape Character Assessment (LLCA). The St. Erme Neighbourhood Development Plan (NDP) Steering Group authorised the preparation of this stage of the St. Erme LLCA on the 12th October 2016. The purpose of stage 2 of the St. Erme LLCA was to provide an evidence base that would support the policy formulation stage of the NDP.

1.1.2 Guidance for the Local Landscape Character Assessment Stage 2 – Settlement Edge Assessment (LLCA Stage 2) by way of training to the volunteers was delivered by Kath Statham CMLI, Landscape Architect, from the Natural Environment Team of Cornwall Council. This methodology was prepared as a County wide resource, in association with the AONB team, in order to guide capacity studies within Neighbourhood Development Plans in Cornwall. The St. Erme LLCA Stage 2 provides a further valuable “real life” application for this methodology.

1.1.3 The St. Erme Local Landscape Character Assessment Stage 1 (LLCA Stage 1) had been successfully undertaken by a group of volunteers earlier in the year working with a facilitator. This experience provided the opportunity for the Stage 2 methodology to be refined and consolidated in the context of an emerging Neighbourhood Development Plan. A key principle of this work is to provide local people with the training and resources, following established guidance and methodologies, to make clear and transparent judgements on landscape sensitivity, value and capacity for change

1.1.4 The initial workshop that provided training for the Settlement Assessment was undertaken on Saturday 1st October 2016. This took the form of a morning session providing guidance on how to assess the sensitivity of a landscape, its value and its capacity to accommodate change. The afternoon session was on site which provided further information on how to complete the tables provided for this assessment. The settlement edge boundaries were defined in agreement with the volunteers based on the methodology outlined in appendix 1. Three follow up meetings took place on the 22nd October, 29th November and 14th December 2016 which provided feedback from the volunteers regarding their experiences of applying the settlement assessment. This enabled the guidance for the assessment to be amended and provided an opportunity for the group to discuss their findings in order to provide consistency in the approach and responses. The St. Erme LLCA was completed at the end January 2017.

1.1.5 It needs to be emphasised that, although the assessment was undertaken with significant support and guidance from a qualified professional with extensive experience in landscape planning guidance and techniques, its

essential value is that it is a landscape assessment undertaken by a group of local volunteers. Their detailed local knowledge of the landscape is seen as an essential component for an evidence base that is to support a Neighbourhood Development Plan based on the views of the community.

Chapter 2 – The St Erme Local Landscape Character Assessment Stage 2 – Settlement Edge Assessment

- 2.1.1** The Local Landscape Character Settlement Edge Assessment for the settlement of St. Erme enables the sensitivity and value of the landscape surrounding the village to be assessed, which leads onto the judgement on the capacity of the landscape to accommodate change. The assessment for St. Erme has been taken forward in order **to assess the capacity for housing development**. This provides an evidence base on the character of the landscape for the St. Erme Neighbourhood Development Plan. The settlement edge has been assessed because this is the area that will be potentially under pressure for development during the Neighbourhood Development Plan period. Should development of any other kind be proposed then a further Stage 2 assessment would be necessary following the approved methodology.
- 2.1.2** The methodology for the St. Erme settlement edge assessment is provided in Appendix 1 and a summary of the results of this assessment is outlined in chapter 3. The tables for the settlement assessment for the St. Erme NDP area, which were prepared by the volunteers and reviewed by the qualified Landscape Architect, are also included in chapter 3.
- 2.1.3** The results of this assessment are considered to provide a robust evidence base on the character of the landscape, its sensitivity to change, value and importance and capacity to accept change. The purpose of using a detailed methodology, to assist the local volunteers in the task of undertaking this assessment, was to ensure that judgements could be made based on an agreed objective approach that would provide consistency, clarity and transparency. Trispen / St. Erme are the only settlement in the St. Erme NDP area and accordingly the only settlement where the assessment was required. The land immediately adjoining the settlement was assessed. This area was divided into parcels of land and further details on how these were selected are outlined below.
- 2.1.4** The impact of change on landscape and its environment is one essential consideration in the Neighbourhood Development Plan process when decisions on the future of the area are undertaken. This settlement assessment provides significant information on how these changes will impact on the future character of St. Erme and its environs. It equips the Steering Group, when policy decisions are being made, to judge the impact of these on the character of the area. The work is of particular value bearing in mind that the Parish is likely to be subject to development pressures due to its proximity to the City of Truro.

2.1.5 It is recognised that other considerations will also be taken into account when future land use choices are made and the NDP Steering Group will decide on how to take site selection through the plan process. However, the settlement assessment can be used in either the site selection approach where it is decided that site selection is the appropriate response, or alternatively, where it is decided that policies embedded in the NDP provide an adequate framework or oversight, and site selection is not required.

2.2 Identification of settlement edge land parcels

2.2.1 Introduction

The settlement edge land parcel boundaries have been defined on the basis of the Local Landscape Character Assessment Stage 2 Methodology, in particular, Section 1 “Creating Land Parcels”.

In each case, the land parcel contains a linear section of built settlement edge as well as a proportion of the adjacent landscape. Transitions between Landscape Character Types identified in the Stage 1 study are also valid criteria for land parcel edge definition. For example, in the case of St. Erme the Parcel 4 boundary with Chapel Lane, as well as featuring a well-defined tree-lined hedgerow, is in fact the transition from the elevated upland plateau in the west, to the intermediate sloping land in the east.

2.2.2 Following the guidance in Section 1.2 and 1.3 of the Methodology, land parcels generally reflect changes in landscape character types or different types of edge development, and these are described in more detail below. The edge definition criteria which follow from the Methodology will comply with the following principle criteria:

- Relate to change of settlement edge character
- Relate to transition between landscape character types
- Avoid landscape character change within individual land parcels
- Relate to consistent topography

In addition, the following subsidiary criteria will be referenced:

- Relationship to distinctive field boundaries.
- Relationship to road or footpath edges

Land parcel edge definition will relate to several of the above depending upon the particular location. Field boundaries, road edges or footpath alignments which do not comply with the principle criteria have not been used to determine land parcel edges.

The landscape setting aspect described in Section 1.3 generally relates to either a change in landscape type, or a distinctive highway or field boundary. Again, the reasons for determining the extent of the landscape setting are described in more detail below.

2.2.3 Settlement edge – Parcel 1

This is a small parcel comprising a single field with a relatively straightforward edge definition. The existing village edge is provided by the new housing opposite Rowe's Garage at the northern end of Trispen Hill, and the southern boundary of the Community Centre car park forms the obvious northern boundary of the parcel. There is access to the parcel between these two points. Whilst there is a change of landscape character from elevated upland plateau to intermediate sloping land towards the south-eastern edge of the parcel, the more logical boundary is the north-south oriented Cornish hedge that bounds this single field. The southern and western boundaries of the parcel follow the edge of existing and recently constructed properties.

2.2.4 Settlement edge – Parcel 2

The western edge of this single field parcel is approximately defined by the change in landscape character from elevated upland plateau to intermediate sloping land on the west side, but as with Parcel 1, it is the field boundaries which provide logical definition to the parcel.

From the junction with Parcel 1 in the west, the edge follows the settlement edge beside Hamilton Farm and then turns east along the cul-de-sac lane Trevella Lane from which there is potential access. Turning north-east away from the lane, the parcel edge follows the boundary of the small copse and stream which forms a triangle with the lane at this point. Eastern and northern edge definition is provided by the enclosing Cornish hedges.

2.2.5 Settlement edge – Parcel 3

This settlement edge parcel is defined by development on three sides of this single field parcel, although one, the south-western boundary, is separated from the built settlement edge by the locally named Chapel Lane and its associated hedgerow. The properties Chy-an-Gwel, Priory Cottage and Mandalay form the northern edge of the parcel, whilst the garden of No.1 Treview Terrace forms the majority of the western boundary. The southern and eastern boundaries are defined by the hedgerow beside Chapel Lane and the north-south oriented hedgerow along which the well-used Public Right of Way runs. Access would only be feasible from the Chapel Lane boundary.

2.2.6 Settlement edge – Parcel 4

This parcel is significantly larger than most, comprising as it does, four fields and part of a fifth. The long south-west boundary follows Chapel Road from which access is feasible. The Lane is the current settlement boundary and also the approximate position of the change of landscape character from elevated upland plateau to intermediate sloping land. Other than this landscape character feature, all other parcel boundaries are defined by hedgerows as follows. The north-west boundary is shared with Parcel 3 as far as the property "Chy-an-Gwel". The presence of this property as part of the settlement edge

requires the inclusion in this parcel of the adjacent field which follows the cul-de-sac, Trevella Lane, a possible access situation, in an easterly direction to the next hedgerow boundary. The parcel boundary then returns south to meet the boundary of the second of the three fields which front onto Chapel Lane. This boundary is continuous with the northern boundary of the third field which fronts onto Chapel Lane, and which also sits to the side and north of Trevispen-Veor Farm. Finally, the parcel follows the eastern edge of the Farm and the northern boundary of "The Cottage" (thatched), before meeting a north-south hedgerow which is followed by a much used Public Right of Way. Although there is no boundary on the ground, the parcel is completed by linking back to the hedgerow already mentioned to the north of Trevispen-Veor Farm.

2.2.7 Settlement edge – Parcel 5

The south-west boundary of this single field parcel follows School Lane as far as the junction with the Ladock road. This is the current settlement boundary and also the approximate position of the change of landscape character from elevated upland plateau to intermediate sloping land. The St. Erme with Trispen Community Primary School is opposite this junction. There is a short south-eastern boundary which follows the Ladock road as far as the field boundary which heads initially in a north-westerly direction before turning more to the west to meet the line of the much used Public Right of Way which links the village to the open countryside. The final short boundary links back to School Lane along the line of the Public Right of Way. Access would be possible from both Church Lane and the Ladock road.

2.2.8 Settlement edge – Parcel 6

This large single field settlement edge parcel follows the boundary of the Primary School and properties known as Allium Court on the west side, returning in a south-easterly direction to follow the edge of the cart-track with its mature tree-lined boundary. At the end of this feature, the parcel boundary turns to the north-east along an un-vegetated hedgerow until the Tregassow Lane is reached, which provides the only access into the parcel. From this point the edge of the parcel follows the lane back to the corner of the Primary school.

2.2.9 Settlement edge – Parcel 7

This settlement edge parcel comprises one large field and two smaller plots associated with the activities of the St. Erme House Community. This community site forms the northern, slightly curving boundary to the parcel. The parcel boundary follows round the edge of the community gardens and activity areas of the Community, and then turns to the south-east to follow the edge of the large field as far as the copse woodland in the south-east corner. Turning north, the boundary continues past the copse and on to the end of the cart-track with its mature tree-lined boundary. The parcel is completed by following this tree-lined boundary back to the edge of St. Erme House. **There is no road or Public Right of Way which could provide access to this parcel.**

2.2.10 Settlement edge – Parcel 8

This settlement edge parcel has part of its northern boundary beside the St Erme House site, and a short section adjacent to the eastern extension of Eglos Road (known locally as Church Lane, from which access could be obtained. This single field land parcel is, like most other parcels, defined by its hedgerow boundaries, rather than any change in landscape character type. Hedgerows define the west and south boundaries, and also on the east side where the hedgerow coincide with the edge of the allotments and activity areas of the St. Erme House Community.

2.2.11 Settlement edge - Parcel 9

The northern edge of the parcel is defined by Eglos Road, and to the east, the locally named Church Lane which has the existing settlement of Polglaze Walk and the properties known as The Oaks and The Maples opposite, and part of the section with the future housing area yet to be constructed opposite the remainder. Access would be possible along this northern boundary. At the junction of Eglos Road with Trispen Hill, the parcel boundary turns south as far as the first tree-lined hedgerow boundary. At this point, the parcel boundary follows the skyline in a south-easterly direction, and is defined by a distinctive tree-lined hedgerow. The eastern boundary of this parcel then returns north, meets the edge of parcel 8, and together they return to the edge of Eglos Road. Whilst there is no character **TYPE** change within this parcel, there is a definite change in landscape **CHARACTER** around the mid-point of the parcel sufficient to mark an increased sensitivity for the higher, southern part of this parcel. For further information see Section 3 Tables and Summaries.

2.2.12 Settlement edge – Parcel 10

This settlement edge parcel, which consists of a single narrow elongated field, currently has a very limited edge relative to existing development. This comprises The Smithy in the north, with a clear view of “Broad View” beyond and Treworgan View on the east side of Trispen Hill in the north-eastern corner. However, with the imminent development of the field to the east of Trispen Hill, **the parcel needs to be assessed as if development extends as far as Eglos Road.** There is no access along the western edge of this parcel due to the presence of the A39 bypass whose planted fence line the parcel follows. The short south tree-lined hedgerow boundary meets Trispen Hill and the parcel boundary follows the tree-lined parcel boundary alongside Trispen Hill up to “The Smithy”. There is possible access along the length of Trispen Hill.

2.2.13 Settlement edge – Parcel 11

This settlement edge parcel comprises two small fields, one behind the Broad View development, and the other behind the adjacent 4 properties with Private access road. This road is the only access into the site, so the right of access cannot be guaranteed. The western boundary of the parcel is the hedgeline and fence at the top of the A39 cutting. The northern boundary is adjacent to the

Public Right of Way which crosses the A39 and heads off towards St. Allen. The eastern boundary is formed by the edge of the private road and the rear gardens to the Broad View development. The southern boundary is an extremely short length adjacent to Parcel 10.

Chapter 3 – Summary of St. Erme Local Landscape Character Settlement Edge Assessment

3.1 The findings of the Local Landscape Character Assessment Stage 2 – Settlement Edge Assessment are provided at the end of this chapter in table form entitled “Field Assessment Record”. At the end of each assessment summaries are provided for each individual parcel of land on the settlement edge of St. Erme. It provides a summary of:

- the character of the settlement edge and its landscape setting, and who sees the settlement edge and from where;
- the value of the landscape and settlement edge; and
- a judgement of the capacity of the section of the settlement edge to accept change.

These summaries follow for each of the eleven parcels of land that have been assessed as part of this study and noted in the Field Assessment Records.

3.2 Parcel 1

3.2.1 Character Sensitivity – Landscape Character

The settlement edge has recently been revised by the construction of new properties facing the road opposite Rowe’s Garage. Behind these properties there is little topographic variation, nor any particular land use value. Any limited biodiversity value resides in the boundary hedgerows, which lack trees and significant shrub cover. Field pattern has no impact on character in this location. There are no historic or distinctive features in this parcel, nor any PROW’s or significant transport issues other than the possibility of access into the parcel from Trispen Hill. In aesthetic terms, there is a sense that this parcel is already “within the village” due to recent new development, and the fact that the community facilities are adjacent to its northern boundary.

There is little in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.

3.2.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

Due to the location of the parcel being on the elevated upland plateau like most of the village, there are virtually no views from distance into this site. No views are obtained from the west or south due to topography and the existing village form respectively. Views from the north are only obtained from the community facility adjacent, and views from the east are also severely restricted by both landform and the very limited extent of public roads in the vicinity. The visual appearance and scale of the recent development adjacent to Trispen Hill is of Moderate significance in terms of the immediate sense of arrival at the northern end of the village. However, further development behind these new houses would not increase visual sensitivity in this locality.

There is little in terms of visual sensitivity to suggest this parcel should remain undeveloped.

3.2.3 Value Judgement – Value and importance of the character and views

There are vistas only from the eastern edge of the parcel. In the event of the parcel being developed for housing, design and layout considerations could be used to both maintain these views and reduce the intrusion of any development should it occur.

There are no statutory designations of any sort relating to this land parcel

3.2.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS HIGH CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

Any housing development within this land parcel would “round off” development on the northern edge of the village in a visually logical and minimally intrusive manner. Such development would link the existing Community Centre and associated playing field with the settlement edge.

Should development occur, it is suggested that advantage be taken within the layout of views to the east. Any public open space associated with the development should be sited on the eastern boundary to maximise views from public locations. Single storey bungalow style development on this edge would further minimise the limited visual impact that development of this land parcel would cause to the wider landscape on this side of the village.

3.3 Parcel 2

3.3.1 Character Sensitivity – Landscape Character

The character of this land parcel is very much determined by the topographical relationship between the settlement edge and the surrounding landscape. There is a significant, even gradient to the east which has considerable visual importance (see adjacent summary column). The single field is distinctive in its own right and being adjacent to a significant small copse and surrounded by Cornish hedges, is important in the pattern of the landscape. The biodiversity value is also of some consequence. The field is part of the 19C enclosure pattern typical of this side of the village, and hence of historic merit. The limited capacity of Trevella Lane adjacent to the parcel makes the transport pattern of high importance in the context of the village.

The current settlement edge, accounting for a mere 10% of the parcel boundary does not impose itself on the parcel and as such, this low key impact is of great importance in itself.

There is much in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.

3.3.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

The current settlement edge is largely obscured by vegetation at this point as Trevella Lane dips away from the ridgeline. (See section 16 important views, sightlines and vistas). Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting. Immediate views from Trevella Lane and the adjacent PROW are important, but more distant views e.g. from the Ladock Road some distance to the southeast are equally important to protect. Similarly where glimpses of the current well screened settlement edge are obtained from more distant locations, the importance of the current level of visual screening and the potential very deleterious effect of breaching that screen can be appreciated.

There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped.

3.3.3 Value Judgement – Value and importance of the character and views

There is a high level of scenic and landscape quality associated with this parcel, which although possessing no statutory protections as such, fulfils an essential role in maintaining the unspoilt north-eastern edge of the village. Section 16 Important views, sightlines and vistas – “value indicators” summaries the important value attached to all parcels bordering this side of the village –

The absolutely key and DEFINING feature of the village setting is the current relationship between settlement edge and countryside where the edge is at present almost totally screened.

3.3.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS LOW **CAPACITY** FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

Protection of the current well screened settlement edge boundary should preclude any development occurring on this parcel. **There is no case for supporting development in this land parcel.**

3.4 Parcel 3

3.4.1 Character Sensitivity – Landscape Character

Elements pertaining to landscape character are consistently of Moderate sensitivity for this single field land parcel. Land cover and land use have a slightly lesser degree of relevance, due to the unremarkable nature of this parcel. The existing settlement edge to the north and west defines the landscape character although the trees along these edges and the well-defined southern roadside screening vegetation provide some biodiversity relevance. With the roadside boundary hedge effectively forming the settlement edge, the

parcel is both beyond the strong existing boundary whilst being enclosed by 50% existing development. There are no historic or distinctive features within the parcel. The adjacent PROW brings relevance to the transport pattern associated with Chapel Lane which forms the southern boundary.

The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.

3.4.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

Due to the extent of the settlement edge and the roadside hedgerow screening, views into and out of the parcel are confined to the south-eastern quadrant. Views out are extensive. Glimpses from the PROW into the site of a more immediate nature are present.

The visual sensitivity is relevant, although not a defining or limiting feature of this land parcel.

3.4.3 Value Judgement – Value and importance of the character and views

There are moderate values in all categories, but no categories of real value significance, except the views to the eastern quadrant.

Of some note, is the topographical change toward the northwest and the biodiversity potential through the surrounding hedgerows (with trees to the northwest). The field and woodland pattern are part of the old traditional field pattern at the edge of the old village settlement.

The location and frequent use of the PROW at the eastern edge of the parcel is significant. There is also value in the relative tranquillity of the parcel despite its close proximity to the village. There are no statutory designations within the parcel.

3.4.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS **MODERATE CAPACITY** FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

Whilst physical access to the parcel would necessarily be from Chapel Lane should development occur, it is imperative that as much as possible of the hedgerow screening along the parcel edge boundary is retained. Additionally, planting to augment the eastern hedge boundary with its associated PROW should be an essential component of any design brief for this land parcel.

3.5 Parcel 4

3.5.1 Character Sensitivity – Landscape Character

The character of this land parcel is very much determined by the topographical relationship between the settlement edge and the surrounding landscape. There is a significant, even gradient to the north-east which has considerable visual importance (see adjacent summary column). The group of five fields are distinctive in their own right, with Cornish hedgerow boundaries, which although containing few trees, are important in the 19C enclosure pattern, (of historic merit), typical of the landscape on this side of the village. The biodiversity value is also of consequence. Trevella Lane to the north and Chapel Lane along the longer southern parcel boundary are both narrow and have limited capacity. In addition, the location of two much used PROW's, one at the western, the other at the eastern edge of the parcel, makes the transport pattern of high value in the context of the village. The current settlement edge does not impose itself on the parcel, and as such, this low key impact is of great importance in itself.

There is much, in fact more than for any other parcel, in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.

3.5.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

The current settlement edge is largely obscured by vegetation along the whole length of Chapel Lane. (See section 16 important views, sightlines and vistas). Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting. Immediate views from Trevella Lane and the adjacent PROW are important, but even more importantly, distant views from the eastern boundary PROW are vital to protect. Where glimpses of the current well screened settlement edge are obtained from more distant locations, the importance of the current level of visual screening and the potential very deleterious effect of breaching that screen can be appreciated.

There is much, in fact more than for any other parcel, in terms of visual sensitivity to suggest this parcel should remain undeveloped.

3.5.3 Value Judgement – Value and importance of the character and views

There is a high level of scenic and landscape quality associated with this parcel, which although possessing no statutory protections as such, fulfils an essential role in maintaining the unspoilt north-eastern edge of the village. This is the parcel through which many in the village currently gain access to the open countryside through the much used PROW on the parcel's eastern boundary. Section 16 Important views, sightlines and vistas – "value indicators" summaries the important value attached to all parcels bordering this side of the village

The absolutely key and DEFINING feature of the village setting is the current relationship between settlement edge and countryside where the edge is at present almost totally screened.

3.5.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS LOW **CAPACITY** FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

IT SHOULD BE NOTED THAT THIS LAND PARCEL **HAS THE HIGHEST SENSITIVITY OF ALL THOSE SURROUNDING THE VILLAGE, AND HENCE THE PARCEL WITH THE LEAST CAPACITY FOR HOUSING DEVELOPMENT.**

Protection of the rural landscape and the setting it provides for the village, together with current well screened settlement edge boundary should preclude any development occurring on this parcel.

3.6 Parcel 5

3.6.1 Character Sensitivity – Landscape Character

The character of this land parcel is determined by the topographical relationship between the settlement edge and the surrounding landscape. There is an even gradient to the north which has considerable visual importance when viewed from the surrounding landscape (see adjacent summary column). The single field is distinctive in its own right, being surrounded by Cornish hedges, is important in the pattern of the landscape. The biodiversity value is also of some consequence. The field is part of the 19 C enclosure pattern typical of this side of the village, and hence of historic merit. The limited capacity of Chapel Lane and the location of a much used PROW adjacent to the parcel makes the transport pattern of high importance in the context of the village. Being on the junction with the Ladock Road which signals the arrival point at this quiet end of the village adds to the importance of this location.

The current settlement edge, provided by Trevispen Veor farm and its adjacent allotments does not impose itself on the parcel and as such, this low key impact is of great importance in itself.

There is much in terms of landscape character sensitivity to suggest this parcel should remain

3.6.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

The current settlement edge is largely obscured by vegetation at this point as the Ladock Road dips away from the junction of Chapel Lane and Tregassow Lane. (See section 16 important views, sightlines and vistas). Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting. Immediate views from the junction and the adjacent PROW are important. Similarly where glimpses of the current well screened settlement edge are obtained from more distant locations, the importance of the current level of visual screening and the potential very deleterious effect of breaching that screen can be appreciated.

There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped.

3.6.3 Value Judgement – Value and importance of the character and views

There is a high level of scenic and landscape quality associated with this parcel, which although possessing no statutory protections as such, fulfils an essential role in maintaining the unspoilt north-eastern edge of the village. Section 16 Important views, sightlines and vistas – “value indicators” summaries the important value attached to all parcels bordering this side of the village –

The absolutely key and DEFINING feature of the village setting is the current relationship between settlement edge and countryside where the edge is at present almost totally screened.

3.6.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

Protection of the current well screened settlement edge boundary should preclude any development occurring on this parcel.

3.7 Parcel 6

3.7.1 Character Sensitivity – Landscape Character

The parcel is characterised by being a relatively flat, large single field (approx. 10 acres), with strongly developed tree-lined boundaries on the west and south sides. These features are the distinctive elements of the parcel. The northern corner of the parcel coincides with the ridgeline, which the landscape character assessment (Stage1) shows passing through the entire settlement. Located on the elevated plateau character area, the gradient increases slightly towards the tree-lined track-way on the southern boundary. The track-way is of some historic significance. Biodiversity is potentially high on these two sides; less so along the north and east Cornish hedge boundaries which lack vegetation cover. Such is the effectiveness of the screening, the settlement edge is barely evident from this parcel and the aesthetic quality is therefore important. The transport pattern is of little significance, with only the little used Tregassow Lane providing potential access from the northern edge of the parcel. The condition of the parcel is good but unremarkable, like most others surrounding the village.

The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.

3.7.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

Most of the settlement edge is obscured by the mature tree-lined edge forming the northwest boundary of the parcel. Being on the elevated plateau

approaching the ridgeline, and having effective tree screening to the west and south, the relatively level parcel is not visible from many locations. Local views into the parcel are of an open nature along the tree-less boundary of Tregassow Lane to the north. At the junction of the Ladock road, School Lane and Tregassow Lane, there are views into the site through the field gate located at this point.

The visual sensitivity is relevant, although not a defining or limiting feature of this land parcel.

3.7.3 Value Judgement – Value and importance of the character and views

There are moderate values in all categories, but no categories of real value significance, except the framing effect of the peripheral woodland to the west and south. Of some note, is the topographical change toward the southwest and the biodiversity potential within the tree-lined margins. The edge of the village is surprisingly well screened and this adds to the aesthetic qualities of the parcel; notably its relative tranquillity. Views from the eastern edge of the parcel are significant.

There are no statutory designations within the parcel.

3.7.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

In the event of the parcel being developed, planning consent should be dependent upon the allocation of land sufficient for the expansion of the adjacent primary school. In addition, the planting of copse woodland strips of a minimum 20 metre width should be required along the northern and eastern boundaries to complement the existing woodland edges to the south and west. Such planting will add to the biodiversity capital of the village, provide visual screening from distant views and give shelter from easterly winds in this relatively exposed elevated plateau location.

3.8 Parcel 7

3.8.1 Character Sensitivity – Landscape Character

The parcel slopes gently towards the south and there is a degree of sensitivity in the topography. The ground is wet in the southern corner due to “issues” which feed local streams. Also in the southern corner is an area of copse woodland adjacent to the parcel with which the tree-lined hedgerows and field margins are connected. This gives high biodiversity value. The parcel comprises a single field plus the land to the west occupied by the horticultural activity areas of St. Erme House. The scale of the parcel in relation to its surroundings creates a character of extremely high value. Landscape character is enhanced through the lack of vehicle access to any boundary of the parcel, although the lack of any PROW deprives the public of the possibility of experiencing this part of the settlement edge.

There is much in terms of landscape character sensitivity to suggest this parcel should remain undeveloped, since here is the best example of settlement edge screening, boundary tree quality, hedgerow linkage and aesthetic tranquillity.

3.8.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

Although physical access to determine intervisibility was not possible, it is likely that there is little interchange of views between the parcel and the settlement edge due to effective screening. However, this **is** likely to be possible from the orchard and horticultural area of St. Erme house which forms the western extremity of the parcel.

There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped

3.8.3 Value Judgement – Value and importance of the character and views

In value terms the biodiversity component is perhaps the most significant, since this is the parcel with the largest proportion of mature trees on its boundary of any of the eleven. There is significant value in the fact that at present there is no public access to the parcel, nor is this feasible directly parcel from any public position. This in turn gives value due to the very lack of views in or out. The old tree-lined track-way is of historic relevance, as is the fact that this parcel borders one of the oldest parts of the village. In addition there is a high likelihood of an ancient Plain-an-Gwarry (meeting place) being located within this parcel. The trees within St. Erme House bordering the parcel have a group TPO (Tree Preservation Order) in place

3.8.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

The lack of physical access together with the topography and the biodiversity sensitivity of the surrounding habitats should preclude any possible development of this parcel and the loss of perhaps the most peaceful parcel of those under consideration.

3.9 Parcel 8

3.9.1 Character Sensitivity – Landscape Character

This single field parcel extending to some 6 acres, is characterised by its relatively level nature, although there is a perceptible, though gentle, slope towards the northwest. The other defining characteristic of the parcel is the extensive nature of the surrounding vegetation. There are tall hedges throughout with mature trees to the north and east. The trees in the grounds of the adjacent St. Erme House add to the density of tree cover. Biodiversity is

therefore an important consideration for this parcel.

There is a sense of antiquity in this corner of the village due to presence of St. Erme House and the farm buildings along the short section of what is locally known as Church Lane opposite the parcel. Access to the parcel would be feasible from this lane, although its capacity might be questionable.

The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.

3.9.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

There is some intervisibility between the parcel and Trispen Hill, but for the most part there is good screening. It should be noted that when the large housing development scheduled for the field to the east of Trispen hill is complete, this view will be obscured. There are no views into the site from the south, and views from the parcel in this direction are framed by rising ground and the vegetated field boundary. There are more immediate views into the site from Church Lane and the few properties on the settlement edge at this point which are located opposite.

The visual sensitivity is relevant, although not a defining or limiting feature of this land parcel.

3.9.3 Value Judgement – Value and importance of the character and views

Value lies in the contained nature of the parcel and its peripheral screening vegetation. The importance of the northern boundary screening along Church Lane should not be ignored.

Although not apparently listed as a scheduled monument, there is reputedly and ancient well located within this parcel.

The parcel was identified as being suitable for housing development in the County Strategic Housing Land Availability Assessment (SHLA) for the period 2012 – 15. There is nothing in this assessment to contradict the suggestion allocation, subject to appropriate protections and conditions.

3.9.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

Should development proceed, protection and enhancement of the peripheral boundaries should be a primary aim. In addition, given the presence of an ancient well, such a feature could be uncovered, restored and made a focus of the open space related to the development.

The inadequacy of the adjacent road to carry additional vehicle movements should mitigate against development of this parcel in the short and medium term

3.10. Parcel 9

3.10.1 Character Sensitivity – Landscape Character

The parcel is characterised by being a relatively large single field (approx. 8 acres), with strongly developed tree-lined boundaries on all sides which slopes gently and evenly to the northwest. These features are the distinctive elements of the parcel. Biodiversity is of importance due to the field boundaries. The settlement edge is barely 15% of this parcel, although this will increase when the field to the east of Trispen Hill is developed. The transport pattern is of little significance, since both Eglos Road and Church Lane provide potential access from the northern edge of the parcel. The condition of the parcel is good but unremarkable, like most others surrounding the village.

There are no historic features which add to the landscape character of the parcel. The aesthetic character is somewhat downgraded due the proximity of the busy Trispen Hill.

The landscape character sensitivity is relevant, and for the higher southern part of the parcel is a defining and limiting feature of this land parcel. This is due to the importance which the elevated southern half of the parcel provides as a “backdrop” and sense of containment for this side of village.

3.10.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

There are currently views into the site from Trispen Hill which will be slightly reduced once the housing development to the east of Trispen Hill is completed. Nonetheless, the importance of the “framing effect” of the rising ground to the south contained by the parcel’s tree-lined hedgerow cannot be overemphasised in terms of providing a strong, visually enclosing setting for the village.

The visual sensitivity is very relevant, particularly for the southern more elevated half of this parcel, and should be considered a defining and limiting feature of the parcel.

3.10.3 Value Judgement – Value and importance of the character and views

There is much value in the rising sweep of well managed farmland that provides visual containment to the village when viewed from Trispen Hill travelling south. The southern tree-lined boundary hedgerow is particularly important in providing a rural backdrop to the village.

3.10.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS **MODERATE CAPACITY** FOR HOUSING DEVELOPMENT WITHIN THE NORTHERN LOWER HALF OF THIS SETTLEMENT EDGE LAND PARCEL.

HOWEVER THE MORE ELEVATED AND VISUALLY IMPORTANT SOUTHERN HALF HAS THE LESSER CAPACITY OF MODERATE / LOW

The Moderate capacity designation really only applies to the northern half of the parcel, since the southern more elevated half of the parcel is significantly more visually sensitive, providing as it does the essential framing landscape for the southern edge of the village. This function will continue even after the development on the east side of Trispen Hill has been completed, and at that stage may become even more significant.

3.11 Parcel 10

3.11.1 Character Sensitivity – Landscape Character

The land parcel is characterised by its linearity and consistent moderate southerly slope within this single field. The character is further enhanced by the well-developed eastern boundary adjacent to Trispen Hill which contains many mature native trees. The western boundary is also well vegetated and will become more important when the planting associated with the 20 year old bypass develops to maturity. There is an extremely small settlement edge only in the north. The transport pattern further defines the parcel in that it is some 90% surrounded by busy roads and the parcel is perhaps the most viewed of all the parcels surrounding the village.

There is much in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.

3.11.2 Visual Sensitivity – Visibility of settlement edge in its landscape setting

In terms of approach to the settlement edge, this parcel is the most significant of all in terms of its relationship with the village.

The parcel is seen almost in its entirety from the A39 when approaching from the south. Also views into the parcel from the southern end of Trispen Hill on approach to the village; less so from the north.

The settlement edge is very visible from the parcel and will become more so after the development to the east of Trispen Hill is completed.

The quality of the views south from this parcel give a superb setting to the village and this will become even more important with the arrival of development to the east of Trispen Hill.

There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped

3.11.3 Value Judgement – Value and importance of the character and views

A small part of the southern end of the parcel is designated AGLV (Area of Great Landscape Value)

The most significant value provided by the parcel is in its provision of a valuable foreground landscape setting to the village. Most evident from the A39 bypass

when travelling north, the parcel provides the initial impression of the village. This value would be further enhanced in the light of the imminent development to the east of Trispen Hill if it were to become a combination of community woodland and managed public open space

3.11.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS MODERATE / LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL

The capacity for development of this parcel has to be viewed in the context of the imminent development of the land parcel to the east of Trispen Hill, **making this parcel even more relevant by providing a landscape “buffer” to the village than at present.**

The possibility of utilising this land parcel for community woodland, thus providing screening to and from the village, and public open space would be worth considering.

3.12 Parcel 11

3.12.1 Character Sensitivity – Landscape Character

This small level site comprising two minute fields has some biodiversity value, both on the western A39 boundary and through the native species on the dividing hedgerow. The settlement edge imposes on the northern and eastern edges and there is a PROW along the northern edge of the parcel, which together with the impact of the adjacent A39 makes the transport pattern a dominating influence. There are no historic features on the parcel and its condition is rather less managed than most other parcels. There is distinctiveness however it the parcel’s position on the edge of the dominant ridgeline that runs right through the village.

The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.

3.12.2 Visual Sensitivity – Visibility of settlement edge in its landscapesetting

The parcel, and the settlement edge immediately adjacent, can be seen from Trispen Hill, from the PROW along its northern edge and from the properties that overlook it immediately to the east. There are also long-range views from the A39 when approaching from the south.

Such is the “skyline” location, that the settlement edge is also seen from the west, a feature not common when considering views of the edge from all points of the compass.

The visual sensitivity is very relevant, and a defining and limiting feature of this land parcel

3.12.3 Value Judgement – Value and importance of the character and views

The value of this small parcel lies not in its landscape character, which is of no great merit, but in its elevated and visually exposed location. Although the parcel itself is mainly viewed from the southern quadrant, any development on the land would move the settlement edge right up to the A39. This would significantly intrude into how the village is currently perceived from many viewpoints.

3.12.4 Capacity – Capacity of settlement edge to accept housing growth

THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.

In the event that development proceeds on this parcel, the visual prominence and the potential redefining of the settlement edge at this most elevated of all locations indicates that only single storey development should be permitted and peripheral screen planting provided.

3.13 Conclusion

3.13.1 The purpose of the Local Landscape Character Settlement Edge Assessment for the settlement of St. Erme is to enable the sensitivity and value of the landscape surrounding St. Erme to be assessed, which leads onto the judgement on the capacity of the landscape to accommodate change. Outlined in this report is the process undertaken, a detailed methodology and the results of this assessment. It needs to be emphasised that this assessment has been undertaken for St. Erme in order to assess the capacity of the landscape to accommodate change. This provides an evidence base on the character of the landscape of the settlement edge of St. Erme for Neighbourhood Development Plan area.

3.13.2 As outlined in section 2.2 on the identification of settlement edge parcels, eleven parcels of land were selected that contains a linear section of built settlement edge as well as a proportion of the adjacent landscape. These parcels of land were assessed and the results are outlined in chapter 3. No other areas of land were considered in this assessment and the findings in this assessment only relate to the parcels of land shown on plan 2. Therefore no assumptions can be made on the capacity for change on any land adjoining the selected land parcels.

3.13.3 This assessment only addresses the landscape impact of change in the landscape that forms the settlement edge of St. Erme. The Neighbourhood Development Plan process provides the opportunity, if considered to be appropriate, to undertake site allocations. The local landscape character settlement edge assessment provides a local evidence base on the sensitivity of the landscape, its value and capacity for change. This provides evidence on landscape matters alone. Judgements on site selection in the Neighbourhood Development Plan will also take into consideration other factors which form part of the decision making process on allocations.

How to use this document

This methodology is of great benefit in understanding the sensitivity and capacity of a settlement's edge. It builds upon your LLCA Stage 1 assessment where you have recorded character information as 'landscape types'¹. Once the process is complete this LLCA Stage 2 evidence base created by your local community, will be of use to Parish/Town Councils in

- understanding the sensitivity and capacity of your settlement's edge
- supporting policy within your NDP, where your NDP policies dictate the level and type of development growth for your settlement(s) with the Cornwall Local Plan providing the policy context
- assessing applications for new development

Although this assessment has been prepared to assess the capacity for housing as a development type, it is possible to apply the methodology to other types of development, such as light industry. The capacity of the landscape to accept change will depend upon the type of development proposed. A separate assessment should be undertaken for each type of development.

This LLCA Stage 2 methodology does not replace Landscape and Visual Impact Assessment² (LVIA). LVIA looks at the sensitivity of the landscape, and those who will perceive change created by the development, against the magnitude of change a specific type of development has the potential to create. It then draws conclusions regarding the significance of impact of the development in landscape and visual terms. An LVIA will still be important for assessing specific applications for development.

To ensure this assessment follows a methodical robust process, it is recommended that you are provided with specific training in the use of this document prior to the completion of the Field Assessment record.

The LLCA Stage 1 and 2 guidance and accompanying Field Assessment record should not be copied or distributed to other NDP Steering Groups without the consent of Cornwall Council³.

This methodology creates a standalone evidence base describing landscape capacity to accept change, it is not an assessment for land allocation. Decisions relating to land allocation must consider a number of factors, and only one of these is the landscape capacity to accept future change. LLCA Stage 2 provides an evidence base which can be used as an initial foundation in the process of site selection and land allocation.

¹ This will also be the resource base for environmental mapping to illustrate protected areas and features which need to be acknowledged in this assessment

² Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

³ For further information contact EnvironmentService@cornwall.gov.uk

LLCA Stage 2 - Settlement Assessment – Methodology

How a settlement sits within the landscape makes a significant contribution to its character and distinctiveness. LLCA Stage 2 makes judgements as to the sensitivity of the character, as well as how people see and appreciate the landscape. It then combines this with the value placed upon character and viewers/views to determine the settlement edge's capacity to accept change before adverse effects are encountered and the local distinctive character is damaged or lost. Recommendations can also then be made on the potential opportunity for conservation and enhancement of the settlement's edge and its landscape setting, as well as mitigation measures should the development proceed.

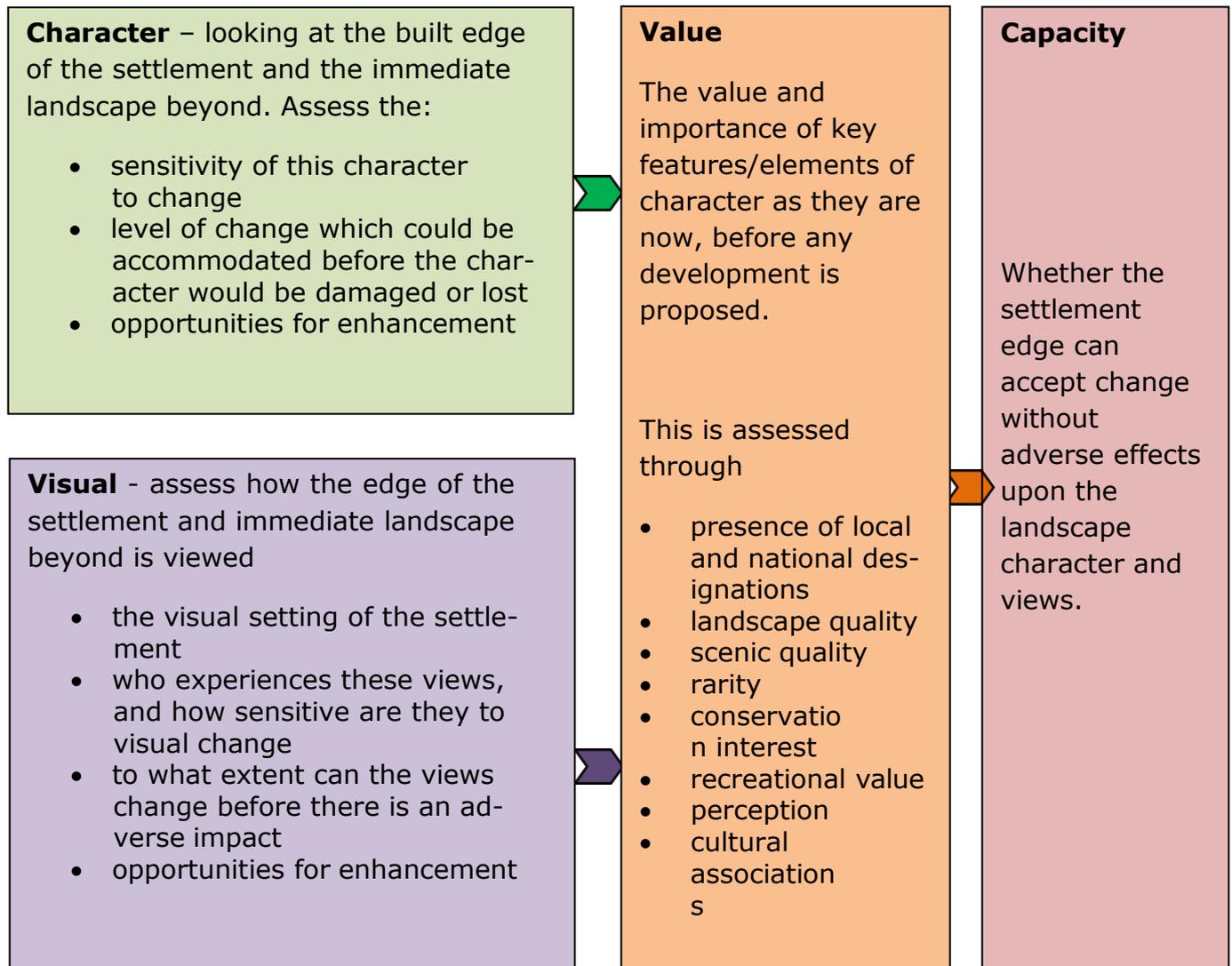
Due to the diversity of the Cornish landscape, this methodology does not rank or give weighting to any particular elements or features of character. Important and/or key landscape characteristics and elements of visual importance should be highlighted as part of the summary at the end of the assessment.

The methodology can be summarised as follows :

1. Create land parcels - divide the edge of the settlement and its landscape setting into separate land parcels
2. Complete Field Assessment record - for each land parcel complete an assessment sheet to describe,
 - Character sensitivity - how sensitive elements/features present are to change which maybe created by settlement growth
 - Visual sensitivity – how sensitive are the people who will experience a visual change, and are there particular views or vistas which would be affected
 - Value - importance of the landscape character and views to the local community, visitors, Cornwall and nationally
3. Determine capacity - Combine the level recorded for character and visual sensitivity with the level recorded for value in the matrix provided to reach a judgement as to the capacity of each land parcel to accept growth.
4. Collate a summary description – Create an overview having looked in detail at the sensitivity and value of the land parcel and settlement edge.
5. Record findings – gather the assessment material into a report, supported by photographic images, and a colour coded map illustrating the development capacity of each of the land parcels around the settlement's edge.

The settlement assessment process

This method for assessing landscape capacity (characterised below) is based on the ‘Development Management Toolkit’⁴ which can provide further information and detail should you require when making assessments⁵. However this settlement assessment methodology simplifies the ‘Steps’ within the ‘Toolkit’ to make it more accessible to the local community for them to undertake their own landscape capacity assessment.



⁴Judging Landscape Capacity – A Development Management Toolkit’ adopted by Cornwall Council 2014.

⁵ Step 5 within the ‘Development Management Toolkit’ has been omitted from this methodology. Here the assessment of landscape and visual sensitivity with a value judgement run parallel to reach conclusions on landscape character visual and capacity to accept change

2.1 **In general** - it is recommended that you go out and complete the field

2. Complete Field Assessment record - for each land parcel complete an assessment sheet to describe,

- **Character sensitivity** - how sensitive are those elements/features which are present to change which maybe created by settlement growth
- **Visual sensitivity** – how sensitive are the people who will experience a visual change, and are there particular views or vistas which would be affected
- **Value** - of the landscape character and views to the local community, visitors, Cornwall and nationally

assessment in groups of two or more. A group discussion will be beneficial where an individual may have been uncertain as to what to record.

2.2 Make sure you only answer the question asked in each section. Avoid the temptation to include details which are relevant to other questions, and duplicate the information.

2.3 When answering the questions on the Field Assessment record, you will sometimes be answering looking at

- the whole land parcel
- the edge of the settlement
- features in the land parcel beyond the settlement edge

To help you understand how to answer the question a reference sheet is provided as Appendix 1.1 to this guidance.

2.4 In recording a level of sensitivity for the character, bear in mind that not all elements of character can have a High sensitivity. It will be important to ensure you have considered the character and views of the land parcel in the context of the whole of the settlement edge. Record a High sensitivity only for the most important characteristics or views.

2.5 When you decide upon a criteria (High to Low) for the character and visual sensitivity (combining columns 3 and 4) make sure that the criteria chosen does not contradict the description you have written in columns 3 and 4.

2.6 **Assessing character sensitivity** – this is the strength of the existing character to withstand change, whether the landscape or specific features within it have the ability to accommodate change without adverse effects. In column 2 of the Field Assessment record, describe the existing landscape character for each question. You do this both from within the land parcel and from the surrounding landscape looking back at the land parcel.

- 2.7 Referring to column 3 of the Field Assessment record, describe the relationship of the character of the land parcel to the wider landscape using the 'Landscape Type descriptions from the Stage 1 assessment.
- Are the elements of character **key** to the character of the wider landscape?
eg. within the land parcel there are mature trees on Cornish hedges which are also the predominant characteristic of the surrounding rolling pastoral landscape
 - Are the elements of character **notable** to the character of the wider landscape?
eg. there are Cornish hedges in the land parcel, but they support low growing native shrubs. The predominant characteristic of the surrounding rolling pastoral landscape is mature trees on Cornish hedges, therefore record these hedges as notable.
 - Are the elements of character **relevant** to the character of the wider landscape?
eg. there are Cornish hedges but the native shrubs are very closely flailed with no mature trees. Record as 'relevant' as there are hedges but the key characteristic of this landscape are the Cornish hedges with mature trees.
- 2.8 Referring to column 4 of the Field Assessment record, describe the 'vulnerability' of the landscape. Vulnerability is describing whether elements of the landscape character can withstand changes brought about by new development. Consider the amount of change which can be accommodated before adverse effects would be experienced.
eg. a medieval field pattern of small linear fields enclosed by vegetated Cornish hedges, will be more vulnerable to change than say a large field pattern with flailed hedges in a poor state of repair.
- 2.9 The following general guidance maybe of use :
- In considering biodiversity, less managed areas will support a diverse range of species, these areas could be tussocky grassland, scrub (e.g. bramble, gorse, blackthorn etc encroachment), heathland or woodland. Hedges with and without trees are important for biodiversity, and the older they are, the richer in biodiversity they tend to be.
 - Are there any wet areas, e.g. marsh, bog, ponds or rivers? Linear features like rivers and hedges are especially important for biodiversity because they allow plants and animals to move within a landscape, acting as "green corridors". Watercourses provide habitat for fish, otters and in small pockets, water voles.
 - Referring to protected species reptiles can be found in scrub and tussocky grassland; dormice can be found in hedges and woodland; bats forage in most Cornish landscapes and use features like hedges for commuting and feeding. Mature trees and buildings offer roosting potential for bats and nesting potential for birds like swallows, house sparrows and barn owls. Scrub and hedges provide nesting for breeding birds.

- Older buildings are likely to be more sensitive to change than modern buildings, particularly those of traditional construction. Using HLC classification, and historic mapping it can be possible to date pre 1908, to 1930, to 1950 and post 1960.
- A highway approaching a settlement edge which has a feature creating a gateway may increase the sensitivity
- Modern highway structures such as road signs, street lighting and yellow lines may decrease the sensitivity of the highway.

2.10 Having assessed the relevance of the character to the wider landscape and how vulnerable it is to change you then need to record a level of sensitivity from High to Low combining columns 3 and 4. When you decide upon a criteria (High to Low) for the character sensitivity, make sure that the criteria chosen does not contradict the description you have written in columns 3 and 4.

- **Low character sensitivity** - the characteristic is not key and whilst relevant is able to adapt to change; makes little contribution to the local character of the area and/or is not likely to be lost or significantly damaged (vulnerable) through the introduction of housing. There is the potential for restoration and/or enhancement through future development.
- **Moderate character sensitivity** – a notable characteristic which may not always be able to adapt to change; makes a good contribution to the local character and will suffer a degree of adverse change through development.
- **High character sensitivity** – a key characteristic which will be adversely affected by change; this is typical of, and/or key to the area's character, and the proposed change is likely to be detrimental to this with little or no potential for a reduction of the effects through what is known as mitigation .

2.11 **Assessing visual sensitivity** – this section is describing who will experience visual change and to what degree their view will change. In column 2 of the Field Assessment record, write a description of how visible both the settlement edge and land parcel are. You do this both from within the land parcel and from the surrounding landscape looking back at the land parcel. If only part of the land parcel is visible, this should not automatically mean that the view is less sensitive. When you decide upon a criteria (High to Low) for the sensitivity, make sure that the criteria chosen does not contradict the description you have written in columns 3 and 4. .

2.12 Referring to column 3 of pages 6 to 8 of the Field Assessment record describe who will experience a visual change, and how many people does this represent? You must only do this assessment from publically accessible points. The viewers most likely to be the most sensitive to change include:

- residents at home

Appendix 1

LOCAL LANDSCAPE CHARACTER ASSESSMENT

Stage 2 - Settlement Edge Assessment Making judgements on sensitivity and housing capacity

- people, whether residents or visitors who are engaged in outdoor activity, including using public rights of way, whose attention or interest is likely to be focused on the landscape or particular views
 - visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience
 - communities where views contribute to the landscape setting enjoyed by residents in the area
 - travellers on road, rail or other transport routes tend to fall into a more intermediate category, however where the travel involves recognised scenic routes awareness of the views is likely to be particularly high⁶.
- 2.13 Referring to column 4 of pages 6 to 8 of the Field Assessment record describe whether the viewer has a passing view of the settlement edge and land parcel, or whether there is a particular vantage point where it is known people will stand to experience the view. Specific viewpoints where people are known to stop to appreciate a view, such as places with a particular cultural landscape association, benches/seating placed for the enjoyment of the landscape may indicate a greater visual sensitivity.
- 2.14 In recording a level of sensitivity for views and viewers, bear in mind that not all questions can be answered with a High sensitivity. It will be important to ensure you have recorded a High sensitivity for the most important views and the most sensitive viewers.
- 2.15 Having looked at who will experience the change (column 3) and whether their view is focussed or passing (column 4) you then need to combine these to record a level of sensitivity from High to Low. When you decide upon a criteria for the visual sensitivity, make sure that the criteria chosen does not contradict the description you have written in columns 3 and 4.
- **No view of the settlement edge and land parcel** – this settlement edge would not be visible from any position within the surrounding landscape.
 - **Low visual sensitivity** – is indicated by any one or a combination of the following: only visible from a very small number of places; is visible only to a small limited number of people; will be viewed by people considered to be of lower sensitivity to visual change (for example those travelling at speed in a car on an A road).
 - **Moderate visual sensitivity** - is indicated by any one or a combination of the following: partially visible; viewers are more sensitive to the change in the view. Framed views to key features/elements and uninterrupted extensive vistas may have increased sensitivity
 - **High visual sensitivity** - is indicated by any one or a combination of the following: will be perceived by people considered to be of the highest sensitivity to visual change including walkers; viewer's who's attention or interest will be focussed on the landscape views; a significant number of people will experience this view; visitors to heritage assets or other attractions where the landscape surroundings are an important contributor to the experience will perceive this view; view forms part of an

important vista/sightline to a man made or natural feature⁷ ;
undeveloped land is considered to create a visual break defining the
individuality of separate settlements.

- 2.16 **Assessing value** – this section is describing how important/valuable the settlement edge and land parcel are, both to the community, Cornwall and possibly nationally. Consider landscape quality and landscape value as being linked. Assessing landscape character and value and the value we place upon views is a more subjective process, and your local knowledge will assist in making the judgement.
- 2.17 You will record a level from High to Low for each question in column 5 of the Field Assessment record
- 2.18 It should not be assumed that an absence of designations indicates a low character or visual value. Value is important at a community level also.
- 2.19 For each question indicators have been provided in column 5 to help you to determine whether the element you are describing has value, but this is not an exhaustive list. Use your local knowledge to attach known community value where appropriate.
- 2.20 The following headings are used in Guidelines for Landscape and Visual Impact Assessment Edition 3⁸ to describe a range of factors which help in the identification of valued landscapes:
- **Landscape Quality** – well maintained, good condition
 - **Scenic quality** – appeals to the senses, visual quality described in guide books
 - **Rarity** – unique sense of place not commonly found for a feature within the landscape or a landscape type itself
 - **Representativeness** – particularly important in the context of the local area, or of Cornwall or at a National level
 - **Conservation interest** – local, natural, ecological, historical or cultural interest, having, interest as part of the wider landscape as well as having value in their own right
 - **Recreational value** – evidence that the landscape is regularly used where the experience of the landscape is important
 - **Perceptual aspects** – tranquil, wilderness, rugged, enclosed
 - **Associations** – landscapes and historic/natural features may be associated with particular people, writers, artists or events in history.
- 2.21 When you decide upon a criteria (High to Low) for value, make sure that the criteria chosen does not contradict the description you have written in column 5.

⁶ Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

⁷ Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

⁸ Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

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LOCAL LANDSCAPE CHARACTER ASSESSMENT

Stage 2 - Settlement Edge Assessment Making judgements on sensitivity and housing capacity

- 2.22 If only part of the land parcel settlement edge is visible this should not automatically mean that the character or view is any less important or valuable
- **Low value** - is indicated by any one or a combination of the following: has no national or local designation, but none the less is valued by the local community; demonstrates landscape and visual characteristics which positively contribute to the area's sense of place.
 - **Moderate value** - is indicated by any one or a combination of the following: is a quality characteristic described within the 'Landscape Types; ' land covered by local designation; some perceptual quality such as tranquillity; a characteristic or view considered to positively contribute to the local distinctiveness.
 - **High value** - is indicated by any one or a combination of the following: land covered by an internationally or national designation; is a key characteristics described within the 'Landscape Types; presence of rare elements or features in the landscape; a rare example of particular elements or features of a landscape notable landscape associations with Cornish culture; vantage point(s) views or vistas of recognised value to the community and/or which may be described in guidebooks, on tourist maps or in literature.

3. Determine capacity - Combine the level recorded for character and visual *sensitivity* with the level recorded for *value* in the matrix provided to reach a judgement as to the *capacity* of each land parcel to accept growth.

- 3.1 'Landscape capacity' refers to the degree to which the settlement edge and land parcel are able to accommodate change without significant effects upon landscape character, or views/viewers⁹.
- 3.2 The results you have already recorded for landscape and visual sensitivity (columns 3 and 4 combined) with landscape and visual value (column 5) are combined in the matrix below to give one of five levels of capacity.

| | | VALUE Column 5 | | |
|---|----------|----------------|----------|------|
| | | Low | Moderate | High |
| SENSITIVITY Character / Visual Columns 3 & 4 | Low | H | HM | M |
| | Moderate | HM | M | ML |
| | High | M | LM | L |

⁹The Countryside Agency & Scottish Natural Heritage (2004) Topic Paper 6 – Techniques and Criteria for Judging Landscape Capacity and Sensitivity

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LOCAL LANDSCAPE CHARACTER ASSESSMENT

Stage 2 - Settlement Edge Assessment Making judgements on sensitivity and housing capacity

- 3.3 In the matrix above the significance attached to each of these values is reversed. This means a
- 'High' capacity indicates development maybe possible, and the opposite,
 - 'Low' capacity indicates development is not likely to be accommodated without harm.
- 3.4 In column 6 to record the result of combining the landscape and visual sensitivity with the landscape and visual value.
- 3.5 The following describes the five levels of capacity which can be reached using the matrix
- **High capacity** – change can be accommodated; the character / views are able to accept change without adverse effects occurring. There is enhancement possibility where characteristics or views detract from the locally distinct character and sense of place
 - **Moderate High capacity**
 - **Moderate capacity** –some change can accommodated; extensive negative change in landscape character and visual amenity/views
 - **Moderate Low capacity**
 - **Low capacity** - change would be harmful; the character / views will experience severe harm/destruction. Mitigation measures can not reduce or remedy the effects of development
- 3.6 As an example a
- 'High' landscape sensitivity – an ancient tree tunnel over a winding highway
 - 'High' landscape value – this is the only tree tunnel of mature elm trees in the area, combine in the table below to give a
 - 'Low' rating for capacity to accept change

| | | VALUE Column 5 | | |
|--|----------|----------------|----------|------|
| | | Low | Moderate | High |
| SENSITIVITY Character / Visual Columns 3 & 4 | Low | H | HM | M |
| | Moderate | HM | M | ML |
| | High | M | LM | L |

Low capacity - meaning this element of the landscape is unlikely to accept change without harm or destruction of the character

4. **Collate a summary description** - Create an overview having looked in detail at the sensitivity and value of the land parcel and settlement edge.

- 4.1 Use the summary table on page 9 to describe the elements and features which give the settlement edge and land parcel its character and determine how it is perceived visually.
- 4.2 As the methodology does not allow for ranking or weighting to be applied to any part of the Field Assessment record, the summary will need to draw out and make clear elements/features of character, or views/viewers which are considered to be important or key to that settlement edge and land parcel.
- 4.3 Where sections of the settlement edge are degraded, or show a poor quality in design, there is opportunity in the summary to indicate potential enhancement measures which could restore, or create a local sense of place.
- 4.4 Conclude an overall capacity based on the completion of the assessment of the land parcel
- 4.5 Photographs will be a useful resource in illustrating the character of each land parcel, and the elements which come together to create the locally distinct character. Remember to record the position from which the images was taken and the direction faced.

4. **Record findings** – gather the assessment material into a report which is supported by a colour coded map illustrating the capacity of the settlement edge

- 5.1 It will be up to your group to decide how to present your assessment but the following format is provided as a guide which may be of use in setting the structure of your report.
 - Background - Why a settlement edge assessment was needed, who was involved in the preparation, and the link back to the LLCA Stage 1 assessment
 - Explanation of the LLCA Stage 2 methodology, including this guidance if it is deemed appropriate
 - A summary of the sensitivity, value and capacity of each of the land parcels assessed, with illustrative photographs

Appendix 1

LOCAL LANDSCAPE CHARACTER ASSESSMENT

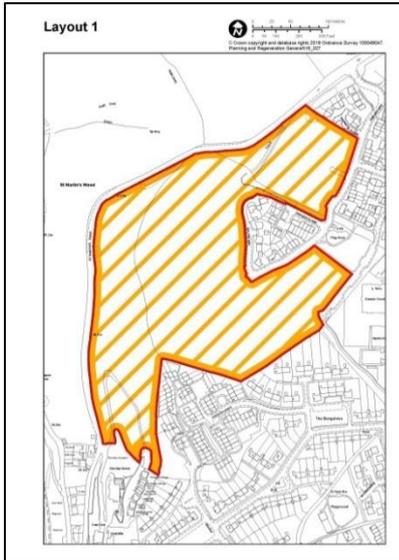
Stage 2 - Settlement Edge Assessment Making judgements on sensitivity and housing capacity

- A colour coded OS based map illustrating the land parcels and their respective capacity as determined by the assessment
High capacity – green
Moderate High capacity – brown
Moderate capacity – yellow
Moderate Low capacity – orange
Low capacity – red
- The relationship between the LLCA Stage 2 assessment and the Overarching Neighbourhood Development Plan
- Appendix 1 – the completed assessment tables for each land parcel
- Appendix 2 – further supporting photographs

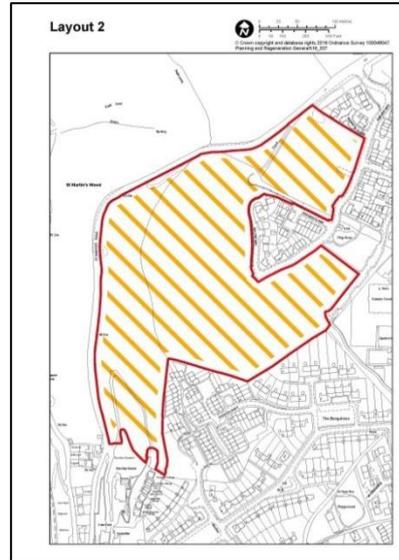
**Appendix 1
LOCAL LANDSCAPE CHARACTER ASSESSMENT**

Stage 2 - Settlement Edge Assessment Making judgements on sensitivity and housing capacity

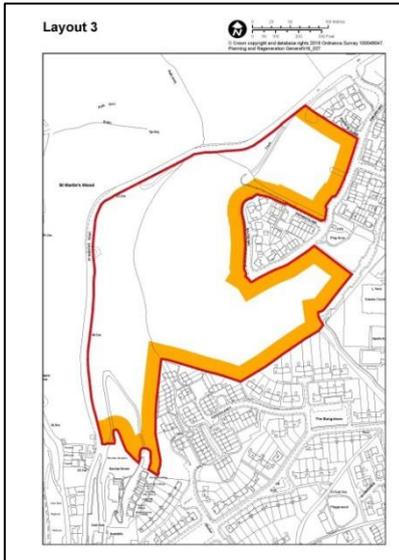
Appendix 1.1 - Reference diagrams for Field Assessment - sometimes you are describing the whole land parcel and other times the settlement edge or features within it. These diagrams indicate what to describe each question.



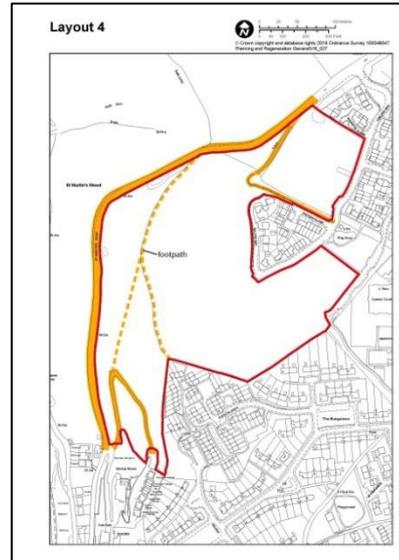
Refer to this area for questions 1,2,3,4,8,9,11,12 & 13



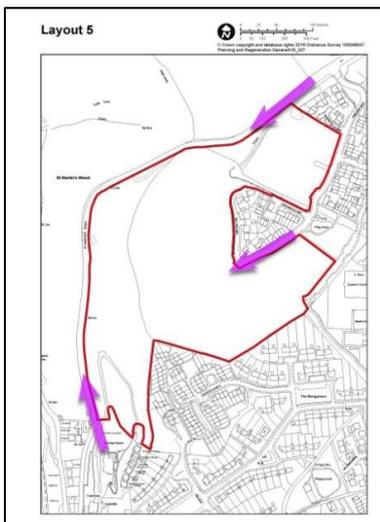
Refer to this area for question 5



Refer to this area for questions 6, 7 & 15



Refer to this area for question 10,13



Refer to this area for question 14

Appendix 1

LOCAL LANDSCAPE CHARACTER ASSESSMENT

Stage 2 - Settlement Edge Assessment Making judgements on sensitivity and housing capacity



Appendix 2 - Reference links

- Judging Landscape Capacity – A Development Management Toolkit’ adopted by Cornwall Council 2014.

<http://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/judging-landscape-sensitivity-and-capacity-a-development-management-toolkit/>

This document was adopted by Cornwall Council in 2014 as a method of objectively assessing the capacity of a particular site to a specific development. This LLCA Stage 2 methodology has been adapted from the Development Management Toolkit.

- The Countryside Agency & Scottish Natural Heritage (2004) Topic Paper 6– Techniques and Criteria for Judging landscape Capacity and Sensitivity
<http://www.snh.org.uk/ww/sharinggoodpractice/CCI/ci/guidance/Topic/topic.htm#topic6> (This document informed the content of the ‘Development Management Toolkit’)

- Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition)

<http://www.landscapeinstitute.org/knowledge/GLVIA.php>

- Interactive geographical mapping information managed by Natural England,

<http://www.magic.gov.uk/>

Appendix 2 – Plan No 1 – Identification of Settlement Edge

Appendix 3

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 1 | | ASSESSOR P Jones, P Hodgkinson, C Pound, C Grose , M Edwards | | DATE OF ASSESSMENT: 27/10/16 | |
|--|--|--|---|--|--|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i> | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type? Is it • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 1. Topography and drainage | Mostly level with a perceived gentle slope at the south east corner 3no., 2 storey houses are being built at the western side No obvious water seen | Relevant | 3 houses already being erected at the western side where parcel joins Trispen Hill | Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i> Topography has little or no value in this parcel | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value LOW | |
| 2. Biodiversity | Yes, the boundaries of the field are 2 hedges on banks and one fence on the south side with mature trees. A wooden rail fence is seen at the rear of the housing being built on the west side The hedges are of native species and are mature | Relevant | Agricultural field will be lost and although attempts will be made to retain the hedges the change in the plot could reduce the use of the habitats | Value indicators include : <i>Local Nature Reserve; semi natural habitats</i> Boundary hedgerows have no tree cover and are likely to remain intact | HIGH / MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value LOW | |
| 3. Land cover and Land Use | Agriculture. Pasture at present. Hay was the last crop | Relevant | Farm land will be lost | Value indicators include: <i>AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification.</i> Not crucial to character | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value LOW | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 4. Field and woodland pattern | The field is small and the hedges are of a variety of native species. There are mature trees in the southern hedge and two of them are on banks | Relevant | Hedges likely to be retained in any development but biodiversity may be lost | Value indicators include: Ancient woodland; TPO; Anciently enclosed land. | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value LOW | |
| 5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary. | 3 new houses under construction, to the west A recently built farm Barn is to the east | Relevant | Housing is already to the west | Value indicators include : Listed Buildings; Schedule Monuments. | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value LOW | |
| 6. Describe the existing buildings along the settlement edge. | Residential buildings are seen to the south, in Trevella Lane – up to 60 years old. A mix of modern & traditional with some local stone facing and tiled roofs Modern materials in the new houses to the west | Relevant | New development may blend with the existing | Value indicators include: Conservation Area; TPO; This is not a sensitive character Record a level for importance/value High to Low | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodologyLOW) | | LOW | |
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |



| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character Record your descriptive information for each heading</p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it • relevant? • notable? • key? (Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
|--|---|--|---|--|--|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>The existing edge sits well in the topography as much of it is screened by trees and hedges and the edge flows into the rural character 50% of the edge is natural and 50% urban There is the Community Centre Football Field to the North and the rear gardens of 4 properties to the south, in Trevella Lane These properties are partly obscured by the mature hedges The hedges to the north and east are fully mature and to the west there will be the rear garden fence from the building of 3 new houses</p> | <p>Typical of the area with Cornish Hedge banks Relevant</p> | <p>The hedges could be cut back or go un managed and biodiversity reduced</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i> Cornish Hedges are present and represent a strong feature of the local character Record a level for importance/value High to Low MODERATE</p> | <p>HIGH/ MODERATE</p> |
| <p>8. Historic Features Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>NONE</p> | <p>NONE</p> | <p>NONE</p> | <p>Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i> Record a level for importance/ value</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) LOW</p> | | | |



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|--|
| <p>Character ‘What elements come together to create the character of this land parcel’</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no distinctive features sensitive to change)</p> | NONE | NONE | | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>Record a level for importance/ value</p> | HIGH |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |
| <p>10. Transport pattern</p> <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | <p>There are no footpaths or PROW and the nearest roads are on the other sides of houses at the edge, although there is some access available from Trispen Hill</p> | Relevant | | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Record a level for importance/value</p> | HIGH |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>LOW</p> | |

Appendix 3

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|---|--|--|---|---|------------------------|
| <p>11. Aesthetic and sensory</p> | <p>Some road noise was heard from the A39 and also some peripheral sounds from the Honda Garage at Trispen Hill and the new housing estate nearby .</p> <p>Birdsong was still heard</p> <p>There are streetlights on Trispen Hill to the west and there will be a little peripheral light pollution</p> <p>There will be seasonal changes to the deciduous hedgerows</p> | <p>Notable</p> | <p>There is likely to be an increase in noise and light pollution of parcel is developed.</p> | <p>Value indicators <i>include: Tranquillity Remoteness ; Wildness; memories</i></p> <p>Record a level for importance/value</p> <p>A fairly quiet area at present given proximity to main road and existing housing</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | <p>MODERATE</p> | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|---|--|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Grassland at present. The field was used for hay this year and the hedges are trimmed by the owner Typical of fields locally | Notable | This is a small field bordered by some typical Cornish hedges. It is possibly as it was prior to the 1840's and may be reasonable quality agricultural land | Value indicators include: AGLV; well maintained; rarity of landscape character or features Typical of the older fields at the edge of the settlement in a pre 1840's pattern Record a level for importance/value LOW | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)LOW | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|--|--|---|
| Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape | Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i> | Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12) | Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14) | What is the value and importance of the view? (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 13 Views from points of public access | Not able to be seen from within the settlement other than the higher floors of a dwelling in Trevella Lane. There are no PROWs but it can be viewed from the Football field at the Community Centre to the north, via a gap in the hedge. | Residents in nearby housing No more than 4 households | No, not typical of any particular characteristic of any sensitivity | Value indicators include: <i>AONB; AGLV; scenic and landscape quality; recreational value</i> Limited but open views to the north and east Record a level of visual sensitivity High to Low | HIGH / MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) LOW | | MODERATE | |
| 14 Approach to the settlement edge | Approach to the settlement from the A39 at this northern location is not of particularly high quality or dramatic, but nonetheless a sense of arrival does exist | Some sensitivity to change of this view on approach | Not particularly sensitive or representative, but nonetheless there is a sense of arrival | Value indicators include: <i>Cultural associations; historic ad natural features</i> No significant view on approach at present, but new houses under construction mark the start of the village and this would become more marked should development occur in this parcel. | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE | | Record a level of visual sensitivity High to Low MODERATE | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|--|--|--|---|
| Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape | Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i> | Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12) | Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14) | What is the value and importance of the view? (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 15 Visual appearance and scale | 4 new Houses being built on the west side, facing Trispen Hill plus 4 properties in Trevella Lane to the south The edge of the settlement is partially obscured by vegetation –hedges and Trees to the south | Existing properties to the south only. Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE | Specific vantage points only from houses on the southern boundary and from within the community facility | Value indicators include: local stone; traditional construction methods/materials The settlement edge to the south is subtly screened from view mostly. View of the land parcel itself is of no particular merit as can only be seen slightly from elsewhere Record a level for importance/value LOW | HIGH / MODERATE |
| 16 Important views, sightlines and vistas | There are limited views of the landscape to the north, and east. | The limited views that exist tend to be from the field boundary adjacent to the football field. Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.15 of the methodology)Moderate | Not particularly representative nor important in the context of the village as a whole. | Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps Views mainly east towards the landscape of central Cornwall Record a level for importance/value MODERATE | HIGH / MODERATE |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|--|---|
| Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape | Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i> | Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12) | Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14) | What is the value and importance of the view? (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 17. Visual merging of development Note : If there is no other settlement close by, then record a High capacity as in visual terms there is no likelihood of coalescence of settlements | No other settlement close by | | | Value indicators include: <i>Green spaces; natural corridor</i> Record a level for importance/value | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) | | | |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|--|--|--|---|--|
| Summary | <p>Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Value and importance of the character and views</p> | <p>The overall capacity of the land parcel</p> |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> | <p>The settlement edge has recently been revised by the construction of new properties facing the road opposite Rowe’s Garage. Behind these properties there is little topographic variation, nor any particular land use value. Any limited biodiversity value resides in the boundary hedgerows, which lack trees and significant shrub cover. Field pattern has no impact on character in this location. There are no historic or distinctive features in this parcel, nor any PROW’s or significant transport issues other than the possibility of access into the parcel from Trispen Hill.</p> <p>In aesthetic terms, there is a sense that this parcel is already “within the village” due to recent new development, and the fact that the community facilities are adjacent to its northern boundary.</p> <p>There is little in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.</p> | <p>Due to the location of the parcel being on the elevated upland plateau like most of the village, there are virtually no views from distance into this site. No views are obtained from the west or south due to topography and the existing village form respectively. Views from the north are only obtained from the community facility adjacent, and views from the east are also severely restricted by both landform and the very limited extent of public roads in the vicinity. The visual appearance and scale of the recent development adjacent to Trispen Hill is of Moderate significance in terms of the immediate sense of arrival at the northern end of the village. However, further development behind these new houses would not increase visual sensitivity in this locality</p> <p>There is little in terms of visual sensitivity to suggest this parcel should remain undeveloped.</p> | <p>There are vistas only from the eastern edge of the parcel. In the event of the parcel being developed for housing, design and layout considerations could be used to both maintain these views and reduce the intrusion of any development should it occur. There are no statutory designations of any sort relating to this land parcel</p> | <p>THERE IS HIGH CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>Any housing development within this land parcel would “round off” development on the northern edge of the village in a visually logical and minimally intrusive manner. Such development would link the existing Community Centre and associated playing field with the settlement edge</p> <p>Should development occur, it is suggested that advantage be taken within the layout of views to the east. Any public open space associated with the development should be sited on the eastern boundary to maximise views from public locations. Single storey bungalow style development on this edge would further minimise the limited visual impact that development of this land parcel would cause to the wider landscape on this side of the village.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 2 | | ASSESSOR: M Edwards, C Grose, C Pound, P Jones, P Hodgkinson | | DATE OF ASSESSMENT: 27/10/2016 | | |
|--|-------------------------|---|---|---|--|--|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity | |
| <p>Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i></p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>1. Topography and drainage</p> | | <p>Sloping with an even but significant gradient to the east No water present</p> | <p>Key</p> | <p>This single field has its character defined principally through topography. Its location immediately below the ridgeline adds an additional relevance to this edge parcel.</p> | <p>Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i></p> <p>A slope away from the existing ridge development</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | <p>Record a level for importance/value HIGH</p> | | |
| <p>2. Biodiversity</p> | | <p>There is one field, set to agricultural pasture at present and no wet areas.</p> <p>There are mature hedges devoid of trees surrounding the field containing native species and there is a Cornish bank bordering the road – Trevella Lane. To the east and close to the road there is a small mature copse containing various native trees.</p> | <p>Relevant</p> | <p>The biodiversity in the hedges and copse are of importance in this location and could be vulnerable to any development.</p> | <p>Value indicators include : <i>Local Nature Reserve; semi natural habitats</i></p> <p>Pasture only with Cornish hedges at the perimeters, but well established habitat which could be diminished because of development even if retained.</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value MODERATE</p> | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--|---|--|--|------------------------|
| <p>3. Land cover and Land Use</p> | <p>Agriculture – pasture with significant small copse adjacent to southeast corner of the parcel</p> | <p>Notable</p> | <p>Being part of the swathe of similar land use which defines the entire northwest facing edge of the village, the parcel takes on a particular significance beyond its individual relevance</p> | <p>Value indicators include: AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Value as per the sensitivity described</p> <p>Record a level for importance/value MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE</p> <p>(Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|---|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>3-4 acres. Hedges are of native species and on Cornish banks. pasture with significant small copse adjacent to southeast corner of the parcel</p> | <p>KEY</p> | <p>There would be loss of the integrity to which this parcel contributes within the overall field pattern on this significant edge of the village</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land. Possible pre 1840 field pattern adjoining ridge development with slope into Trevella Valley.</p> | <p>LOW / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value MODERATE</p> | |
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>NONE</p> | | | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value</p> | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>One residential dwelling possibly converted but in traditional style with stone faced walls and tiled roof</p> | <p>Relevant</p> | | <p>Value indicators include: Conservation Area; TPO; Little value under this category</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value High to Low LOW</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|---|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>The existing settlement edge flows easily into the rural setting with a strong hedge without verges adjoining the road on the northern edge. There are 2 properties at the settlement edge. The developed edge accounts for approx. 10% of this parcel boundary, and as such does not impose itself on any elements of the landscape. At least 25% of the parcel boundary is defined (to the south) by a minor road without verges, footpath or lighting. All boundaries are maintained hedgerows lacking trees, except for the copse / woodland adjacent to the southeast corner of the parcel.</p> | <p>Key</p> | <p>The existing edge flows easily into the rural landscape towards the Trevella Valley . The few buildings are well screened by trees and hedges on banks and any development in this parcel would move the settlement edge intrusively into the setting of the Trevella valley.</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>Very much a gateway to the Trevella valley and the well-established ridge line which effectively defines the settlement edge would be broken with development</p> <p>Record a level for importance/value High to Low</p> | <p>LOW / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | | <p>MODERATE</p> |
| <p>8. Historic Features Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>The field pattern dating back 200 years or more is an historic features in its own right defining the character of the Trevella valley.</p> | <p>Notable</p> | <p>The parcel is an integral part of the historic field pattern found all along the northeast edge of the village and any development within this setting would be detrimental</p> | <p>Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites;</p> <p>Pre 1840 Field pattern defining the character of the edge of Trevella Valley</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | | <p>Record a level for important Value MODERATE</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no distinctive features sensitive to change)</p> | <p>Pre 1840 I field pattern of small fields at the settlement edge</p> | <p>Notable</p> | <p>Development in any part of the area of which this parcel is a part would lead to a break up of the historical landscape</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>Ancient field pattern is of significance.</p> <p>Record a level for importance/ value MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | | |
| <p>10. Transport pattern</p> | <p>There is one Public Footpath/PROW , that comes from the village to the road adjoining this field(Trevella Lane).</p> <p>The road is winding and unclassified leading to a rural cul-de-sac. It is not wide enough all the way for 2 vehicles to pass and there are generally no verges or pavements or lighting.</p> | <p>KEY</p> | <p>This could lead to this narrow road taking a higher capacity of traffic unless significant and damaging improvements are made. The entrance to the lane from Trispen Hill may not be able to be widened</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Rural route leading to a nature reserve and popular with walkers</p> <p>Record a level for importance/value</p> | <p>LOW / MODERATE</p> |
| <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)HIGH</p> | | | <p>MODERATE</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|----------------------------------|--|--|--|--|-----------------|
| 11. Aesthetic and sensory | Only a short distance (80 metres) from Trispen Hill but there is a quiet atmosphere and birdsong can be heard. There is a little background noise from traffic and low light pollution at this point. | Notable | Potential increase in light and noise pollution and increased traffic | Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness; memories</i> A tranquil part of the village, despite proximity to the centre. | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|---|---|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none">• relevant?• notable?• key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Well managed pasture bordered by mature hedges | Notable | Present character would be lost should development occur. | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> The condition is typical of the well managed countryside which forms the margin to the village all along its northeast edge | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value MODERATE | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|--|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> | <p>The parcel can be seen Trevella lane, the minor road that leads from the settlement edge and from the 3 houses that are adjacent. A PROW comes down to the road at a point where the plot may be seen.</p> | <p>Key</p> | <p>Those walking down the lane are able to take in scenic views to the north and the east towards the "clay country" near St.Austell</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>High scenic value and landscape quality</p> <p>Record a level of visual sensitivity High to Low</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.15 of the methodology)</p> | | <p>HIGH</p> | |
| <p>14 Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access)</p> | <p>Trevella lane is a cul-de-sac leading to single property, meaning there is such minimal vehicle use that any sense of approach is limited. However, there is a Public Right of Way in the vicinity and the road is used for pedestrian access to the countryside.</p> | <p>Mainly pedestrian use and sense of approach is not a significant factor, nor are there any relevant features marking the approach to the village.</p> | <p>Given the lack of vehicle use on this approach to the village, and the unremarkable sense of arrival, there is very limited sensitivity with this factor</p> | <p>Value indicators include: Cultural associations; historic ad natural features</p> <p>No value indicators suggest that this approach to the village is notable.</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.15 of the methodology)</p> | | <p>Record a level of visual sensitivity High to Low LOW</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|--|---|--|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>The edge of the settlement is largely obscured by vegetation at this point as the road dips away from the ridgeline.</p> | <p>Key. Residents have a view and are sensitive to change, as would be the many people using the road as access to the countryside</p> | <p>The settlement edge is unexpectedly well screened when viewed from the valley looking west towards the ridgeline. Conversely, the view FROM the settlement edge currently changes instantly to a totally rural outlook.</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> <p>The abrupt change from settlement to rural is a highly valued experience for those using this access to the open countryside.</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.15 of the methodology)</p> | | <p>Record a level for importance/value HIGH</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|---|---|---|---|---|------------|
| 16 Important views, sightlines and vistas Note : If there are none, then record a High capacity as in visual terms change could be accommodated | There are clear views to the east from the very limited number of properties on the edge of this parcel, although, due to the fact that the village behind the parcel is located in the elevated plateau landscape character type (rather than on the intermediate sloping), little can be seen of the current settlement edge. | Numerous people use the lane adjacent to the parcel for access to the countryside and the change to the parcel and associated relocation of the settlement edge down the valley slope would be visually EXTREMELY detrimental | The view is characteristic of the open aspect to the countryside experienced along this settlement edge | Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps The absolutely key and DEFINING feature of the village setting is the current relationship between settlement edge and countryside where the edge is at present almost totally screened. Record a level for importance/value HIGH | LOW |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.15 of the methodology) | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape | Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i> | Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12) | Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14) | What is the value and importance of the view? (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 17. Visual merging of development | None | | | Value indicators include: Green spaces; natural corridor Record a level for importance/value | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) | | | |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|---|---|---|---|--|
| Summary | Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Value and importance of the character and views | The overall capacity of the land parcel |
| 18. For this land parcel summarise all of the detail recorded through the table. | <p>The character of this land parcel is very much determined by the topographical relationship between the settlement edge and the surrounding landscape. There is a significant, even gradient to the east which has considerable visual importance (see adjacent summary column). The single field is distinctive in its own right, and being adjacent to a significant small copse and surrounded by Cornish hedges, is important in the pattern of the landscape. The biodiversity value is also of some consequence. The field is part of the 19 C enclosure pattern typical of this side of the village, and hence of historic merit. The limited capacity of Trevella Lane and the location of a much used PROW adjacent to the parcel makes the transport pattern of high importance in the context of the village. The current settlement edge, accounting for a mere 10% of the parcel boundary does not impose itself on the parcel and as such, this low key impact is of great importance in itself.</p> <p>There is much in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.</p> | <p>The current settlement edge is largely obscured by vegetation at this point as Trevella Lane dips away from the ridgeline. (See section 16 Important views, sightlines and vistas). Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting. Immediate views from Trevella Lane and the adjacent PROW are important, but more distant views e.g. from the Ladock Road some distance to the southeast are equally important to protect. Similarly where glimpses of the current well screened settlement edge are obtained from more distant locations, the importance of the current level of visual screening and the potential very deleterious effect of breaching that screen can be appreciated.</p> <p>There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped.</p> | <p>There is a high level of scenic and landscape quality associated with this parcel, which although possessing no Statutory protections as such, fulfils an essential role in maintaining the unspoilt north-eastern edge of the village. Section 16 Important views, sightlines and vistas – “value indicators” summaries the important value attached to all parcels bordering this side of the village –</p> <p>The absolutely key and DEFINING feature of the village setting is the current relationship between settlement edge and countryside where the edge is at present almost totally screened.</p> | <p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>Protection of the current well screened settlement edge boundary should preclude any development occurring on this parcel. There is no case for supporting development in this land parcel.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 3 | | ASSESSOR: C Grose, M Edwards and P Hodgkinson | | DATE OF ASSESSMENT: 03/11/16 | |
|--|---|--|--|---|--|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i> | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 1. Topography and drainage | Gentle slope which steepens slightly to the North East, although most of it is part of the plateau at the edge of the ridge settlement. No evidence of water | Notable | Development would have a modest effect on topography, mainly towards the northeast of the parcel | <i>Value indicators include :</i> <i>Critical drainage areas;</i> <i>Fluvial floodplain;</i> <i>Tidal creeks;</i> <i>RIGS sites</i> The steepening nature of the topography towards the northeast of the parcel gives value to this characteristic | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value MODERATE | |
| 2. Biodiversity | No wet areas There are mature hedges of native species on all sides The hedge adjoining the road/settlement edge is a Cornish wall and there are banks at the other borders. There are no trees. There appear to be no invasive species | Notable | The habitat for wildlife could be reduced by the proximity of any new development. | <i>Value indicators include :</i> <i>Local Nature Reserve;</i> <i>semi natural habitats</i> Good hedges offering habitats Record a level for importance/value | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | MODERATE | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|---|---|---|---|--------------------|
| <p>3. Land cover and Land Use</p> | <p>Small field used for pasture and hay / silage production</p> | <p>Relevant</p> | <p>Farmland would be lost if development proceeded.</p> | <p>Value indicators include: AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. This category is not very relevant in terms of sensitivity and value Record a level for importance/value LOW</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

| | <p>Column 2 Description</p> | <p>Column 3 Sensitivity</p> | <p>Column 4 Sensitivity</p> | <p>Column 5 Value</p> | <p>Column 6 Capacity</p> |
|---|---|---|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>3 acres, a small field, established hedges and old pasture. The hedges are fully developed and tall (2 metres plus). There are trees on the west side and near the bus stop at the southwest side. Native species.</p> | <p>Notable</p> | <p>The lower, northeast corner of the parcel would change considerably; more than the remainder of the site, should development occur.</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land. Part of an old traditional field pattern at the edge of the old village settlement</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | | <p>Record a level for importance/value MODERATE</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|---|---|--|--|---|------------------------|
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>NONE</p> | <p>Relevant</p> | | <p>Value indicators include : <i>Listed Buildings; Schedule Monuments.</i></p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value</p> | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>2 to the South and 2 in the west , overlooking, built in a mix of traditional and modern materials. The largest building is the Methodist Church the others are residential. Roads (?) in between cottage to the north</p> | <p>Notable</p> | <p>Buildings overlook the plot The cottage to the north is on a lot lower land. Council built houses 1930's to the north west, cottage to the north over 100 years old</p> | <p>Value indicators include: <i>Conservation Area; TPO;</i> The old cottage is of value in this category, but no others.</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value High to Low MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

| | | | | | |
|--|---|--|--|--|------------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>The edge of the settlement is a minor road with a few properties on the south side where the upper floors may allow a view of the parcel. The road is narrow and can take rarely take two small cars and there are pinch points and speed bumps. . There is some street lighting and modern signage but no verges or pavements. As the hedge is high and the land slopes gently there is a view of the roofs and top storeys of properties. West and north edges are well vegetated with numerous trees. East boundary is hedgerow lacking trees</p> | <p>Notable</p> | | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>The settlement edge to the south is a hedge-lined highway with value. The edge to the west is a mix or urbanised and vegetated</p> <p>Record a level for importance/value High to Low</p> | <p>MODERATE</p> |
| <p>If the boundary is a highway, what is the nature of the highway in its width, verges, hedges, pavements, street lights, signage?</p> | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | <p>MODERATE</p> | |
| <p>8. Historic Features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>None</p> | | | <p>Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i> Record a level for importance/ value</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no distinctive features sensitive to change)</p> | None | | | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>Record a level for importance/ value</p> | HIGH |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |
| <p>10. Transport pattern</p> <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | <p>Minor and unclassified road, single carriageway and no verges. There are traffic calming measures along this road which leads to the school. Cornwall Council figures show up to 800 vehicles per day pass along some part of the road, with a max of 80 per hour at the busiest times. It is a bus route and there is a bus stop some road signs and also street lights. No road markings, and it is flanked by buildings on the south side and a Cornish Wall and a high hedge on the north side. PROW to the east</p> | <p>Notable</p> | <p>The road cannot take large commercial vehicles easily.</p> <p>There are no pavements for pedestrians and with the road being single carriageway, the addition of more traffic would certainly endanger pedestrians in particular.</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Footpath to east very important, as it leads from the settlement to the tranquil open countryside</p> <p>Record a level for importance/value</p> | MODERATE |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | MODERATE | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|----------------------------------|--|--|--|---|-----------------|
| 11. Aesthetic and sensory | Generally quiet and birdsong can be heard. There is noise from regular vehicle traffic including busses and agricultural vehicles There is peripheral light pollution from the street lights | Notable | Development may add to traffic on a narrow road and add to light and noise pollution | Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness; memories</i> A peaceful part of the village | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | MODERATE | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|---|---|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none">• relevant?• notable?• key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Well managed, and typical of the character of improved grassland which surrounds the village | Relevant | Development would change the use and condition totally | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> Well maintained and comparable in value to the general condition of improved grassland which surrounds the village Record a level for importance/value MODERATE | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access Note: You may need to describe this land parcel and settlement edge from a distance, as there may currently be no actual access by road or public right of way. Can the land parcel and settlement edge be viewed from</p> <ul style="list-style-type: none"> • within the settlement • a highway approaching the settlement • a PROW • tourist attractions including beaches • local heritage feature • areas of open access land? | <p>Viewed from a PROW that passes a gate into to the field and a bus stop on the road to the south on the settlement edge.</p> <p>Clear and unbarred views to the east.</p> <p>Houses at the settlement edge can be seen.</p> | <p>Notable</p> <p>Properties to the south on the settlement edge would have view over the hedge from upstairs changing current open aspect</p> | <p>Both travelling on the road and from a vantage point on the road or the PROW</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>Scenic views with good landscape views for up to 8 miles within northeast to southeast quadrant</p> <p>Record a level of visual sensitivity High to Low</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>MODERATE</p> | |
| <p>14 Approach to the settlement edge Note: if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access)</p> | <p>Chapel lane is located along the north-eastern edge of the settlement and as such is not part of an "approach experience", being effectively already within the settlement.</p> | <p>Whilst frequently used, and experienced by many, this is not a situation where an approach to settlement edge applies.</p> | <p>Since this is not an "approach to the settlement edge" situation the sensitivity is low.</p> | <p>Value indicators include: Cultural associations; historic ad natural features</p> <p>Since this is not an "approach to the settlement edge" situation the value is low.</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) LOW</p> | | <p>Record a level of visual sensitivity High to Low LOW</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|--|---|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>The Methodist Chapel in the road bordering the field to the south can be clearly seen from up to 2 miles – North and East , being part of the settlement edge on a ridge position The other buildings are a mix of traditional and modern</p> | <p>Notable</p> | <p>From PROW immediately to the east and the road at settlement edge</p> <p>Walkers and bus passengers</p> <p>The roads from north</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> <p>Views of the landscape to the east from both immediate edge to the northwest and the edge beyond the hedge and road to the southwest</p> | <p>Record a level for importance/value MODERATE</p> <p>MODERATE</p> |
| <p>16 Important views, sightlines and vistas</p> <p>Note : If there are none, then record a High capacity as in visual terms change could be accommodated</p> | <p>There are clear views to the north-east and east where a view of up to 8 miles to the clay area near St Austell can be seen</p> <p>The Chapel is clearly visible from the wider landscape and the settlement edge – rooftops over the high hedge are visible looking back to the settlement.</p> | <p>Notable Walkers, bus users and Road users</p> | <p>Representative from travellers along the road and users of the PROW that runs to the north.</p> | <p>Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> <p>Excellent views of the landscape</p> | <p>Record a level for importance/value MODERATE</p> <p>MODERATE</p> |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development Note : If there is no other settlement close by, then record a High capacity as in visual terms there is no likelihood of coalescence of settlements</p> | <p>None</p> | | | <p><i>Value indicators include: Green spaces; natural corridor</i></p> <p>Record a level for importance/value</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | | |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|---|--|--|---|--|
| Summary | Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Value and importance of the character and views | The overall capacity of the land parcel |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> <p>Create a summary of the sensitivity of the character of the settlement edge, the sensitivity of the viewer and views themselves, and the value placed upon these elements. Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>Following the summary highlight visual elements or features of character which are considered key. These will be seen to carry a greater weight in terms of their significance to the local character.</p> <p>There is also opportunity to record elements which detract from the character/views where there is scope for enhancement/improvement.</p> <p>In the final column make an overall capacity judgement based on the previous columns describing overall sensitivity and value.</p> | <p>Elements pertaining to landscape character are consistently of Moderate sensitivity for this single field land parcel. Landcover and land use have a slightly lesser degree of relevance, due to the unremarkable nature of this parcel. The existing settlement edge to the north and west defines the landscape character although the trees along these edges and the well defined southern roadside screening vegetation provide some biodiversity relevance. With the roadside boundary hedge effectively forming the settlement edge, the parcel is both beyond the strong existing boundary whilst being enclosed by 50% existing development. There are no historic or distinctive features within the parcel. The adjacent PROW brings relevance to the transport pattern associated with Chapel Lane which forms the southern boundary.</p> <p>The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.</p> | <p>Due to the extent of the settlement edge and the roadside hedgerow screening, views into and out of the parcel are confined to the south-eastern quadrant. Views out are extensive. Glimpses from the PROW into the site of a more immediate nature are present.</p> <p>The visual sensitivity is relevant, although not a defining or limiting feature of this land parcel.</p> | <p>There are moderate values in all categories, but no categories of real value significance, except the views to the eastern quadrant. Of some note, is the topographical change toward the northwest and the biodiversity potential through the surrounding hedgerows (with trees to the northwest). The field and woodland pattern are part of the old traditional field pattern at the edge of the old village settlement. The location and significant use of the PROW at the eastern edge of the parcel is significant. There is also value in the relative tranquillity of the parcel despite its close proximity to the village. There are no statutory designations within the parcel.</p> | <p>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>Whilst physical access to the parcel would necessarily be from Chapel Lane should development occur, it is imperative that as much as possible of the hedgerow screening along the parcel edge boundary is retained. Additionally, planting to augment the eastern hedge boundary with its associated PROW should be an essential component of any design brief for this land parcel.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



Excellent views of the landscape

| LAND PARCEL NUMBER : PARCEL 4 | | ASSESSOR M Edwards, C Grose, P Hodgkinson | | DATE OF ASSESSMENT: 03/11/16 | | |
|--|-------------------------|--|---|---|--|--|
| Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity | | |
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p><i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i></p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>1. Topography and drainage</p> | | <p>Part of this plot is part of the plateau/ ridge area and there is a gentle slope to the northeast as the fields reach the hedge boundary and at the western section down to Trevella Lane. The even gradient from the boundary of landscape character change from elevated plateau to intermediate sloping is THE key component of landscape character for this land parcel.</p> <p>No water seen</p> | <p>Key</p> | <p>Topography is the strongest characteristic of this land parcel. Potential loss of THE defining feature of the landscape on this side of the village. The character change from intermediate sloping to elevated plateau almost exactly corresponds with the parcel edge along its south western hedge-lined boundary. These twin features are vital in defining the character and indicating the sensitivity of this land parcel to change</p> | <p>Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i> Trevella boundary is a stated feature within the adopted Village Design Statement. For the reasons described in columns 2,3 and 4 the value of this element of the landscape character is particularly important to the integrity of the village</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value HIGH</p> | | |
| <p>2. Biodiversity</p> | | <p>There are hedges on banks containing varied native species. Few trees</p> <p>No wet areas can be seen</p> | <p>Notable</p> | <p>Small rectangular field, established hedges, Bats known to be present. Habitats would be reduced by development due to inevitable hedge removal and loss of continuity of wild-life corridors plus disturbance.</p> | <p>Value indicators include : <i>Local Nature Reserve; semi natural habitats</i></p> <p>Extent of field boundaries give value to this land parcel for this characteristic</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) LOW HIGH</p> | | <p>Record a level for importance/value MODERATE</p> | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--|--|--|--|---------------------------------|
| <p>3. Land cover and Land Use</p> | <p>Agricultural use / improved grassland currently used as pasture /hay and some brasic crops in one field.</p> <p>The smallest section at the east end of this parcel is an allotment garden owned by a Housing Association</p> | <p>Notable</p> | <p>The extent of this land parcel is such that such a dramatic change in land use would occur that the entire setting of the village would be irredeemably altered. Allotment would be lost and farming in the heart of the village.</p> | <p>Value indicators include: AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Grade 3A agricultural land .Farming is particular part of village character</p> <p>Record a level for importance/value</p> <p>MODERATE</p> | <p>LOW/ MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)HIGH</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|---|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>Small field size from 3-5 acres with the allotment plot say 0.5 acre. There are hedges on banks bordering the fields with a Cornish wall adjoining the road to the south. No woodland</p> | <p>Key</p> | <p>A loss of the early 19c field pattern, typical of the area and loss of good (some Grade 2) agricultural land would result should development occur. The area would change beyond recognition and the defining edge of the village would be lost.</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land.</p> <p>Early 19c Field pattern and farming in village</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | <p>Record a level for importance/value HIGH</p> | |
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>Small , disused agricultural barn possibly from 1920s</p> | <p>Relevant</p> | <p>Will probably be removed</p> | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value LOW</p> | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>Trevispean Veor Farm Farm buildings used for cattle management and pigs Built of block with metal roofs There are sheds and plastic tunnels on the allotment A thatched cottage is on the south side of the road and is inhabited,- possibly 200 years old & well maintained At the northern side there is a cottage on Trevella Lane.</p> | <p>Notable</p> | <p>The agricultural buildings will be lost and the cottage will possibly be out of keeping with the development</p> | <p>Value indicators include: Conservation Area; TPO; Subdued Settlement edge pattern of mature housing</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) 71 MODERATE</p> | | <p>Record a level for importance/value High to Low MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

| | | | | | |
|--|---|---|--|--|-------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>Apart from 2 properties the plot is bordered by a single carriageway road and the settlement edge is effectively screened AND defined as separate from the rural area because of the high mature hedges and trees. The built-up edge of the settlement lies to the southwest of the minor road within the elevated plateau character type, whereas the majority of the land parcel in question lies on the intermediate sloping land</p> | Key | <p>The existing settlement is well defined by the road and the ridge line and development would dominate if built down the sloping field</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p><i>There are Cornish walls and hedges and the ridge line for the historic settlement edge is an important character of the village</i></p> <p>The value of the topographic change together with the effective screening of the minor road with its strong vegetated boundary cannot be overemphasised in terms of value in defining the settlement edge.</p> <p>Record a level for importance/value High to Low</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--------------------------------|--|-----------------------------------|--|------------------------|
| <p>8. Historic Features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>Early 19c Field Pattern</p> | <p>Notable</p> | <p>This feature would be lost</p> | <p><i>Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns. Patchwork field pattern</i></p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | <p><i>Early 19c Field pattern</i> <i>Record a level for importance/ value</i> MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no distinctive features sensitive to change)</p> | <p>The boundary edge to the old settlement and the change in topography which coincides with the village edge defines the character nature of the parcel as it drops away. This is very distinctive. 2 stone stiles on a PROWs at the eastern edge of this plot and at the western end The 19c field pattern close to the settlement defined by Cornish hedges</p> | <p>Key</p> | <p>The definitive current boundary with perfect separation between development and the local landscape character would be lost should development intrude into this parcel. Also there would be a major impact major on PROW's Part of the village history, would be lost should development intrude into the ancient field pattern.</p> | <p>Value indicators include :Cultural associations; arts; performance; stories/legend</p> <p>The nature of the landform as it drops away from the unexpectedly well screened settlement edge is very valuable. Also field pattern, stiles & Cornish hedges</p> <p>Record a level for importance/ value</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>HIGH</p> | |
| <p>10. Transport pattern</p> <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | <p>A busy, Local unclassified road, single track in places. Part of a bus route. There are street lights and signage and speed calming measures are in place There are some yellow lines at Eglos Road Cornwall Council record that 800 vehicles pass along the whole road each day with a peak of 80 per hour. It is the road to the School</p> <p>PROW through the site x 2</p> | <p>Key</p> | <p>It will completely change with development May no longer be able to walk in open countryside and the road may not be able to accept more traffic without great improvement Such sensitivity to more traffic movement should not be underestimated since road widening to accommodate such change would totally undermine the important edge feature which is the current road</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>The value of the existing lane with its boundary hedge cannot be overemphasised in terms of its importance defining the character of the village edge</p> <p>Record a level for importance/value</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>HIGH</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|----------------------------------|---|---|--|--|-----------------------|
| 11. Aesthetic and sensory | The dramatic change from development to open rural tranquillity is hugely significant in considering the character this land parcel imparts to the character of the locality. Quiet - Birdsong heard | Notable | There will be an increase in noise and light pollution and a change to a more urban feel | Value indicators include: <i>Tranquillity; Remoteness ; Wildness; memories</i> Tranquillity with rural feel would be totally lost should development occur in this land parcel Record a level for importance/value | MODERATE / LOW |
| | Some traffic noise and light pollution from some street lights | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | HIGH | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|--|--|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none">• relevant?• notable?• key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Well managed arable and pasture typical of the setting which characterises the edge of the village | Notable | Loss of the agricultural characteristic which is of visual and historic importance | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> Well maintained land typical of the well managed agricultural landscape which surrounds the village A rural feel to the environment Record a level for importance/value | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | MODERATE | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> | <p>This land parcel is partly obscured by the mature hedges beside the road to the south but can be seen from the PROW on the west side and the farm gate and the PROW at the eastern boundary. It tapers towards the east, following the mature hedges at the north side which give a clear boundary. A more distant view of the settlement edge & parcel can be seen from Trevella Lane some 150/200m to the north where the ridge line of the settlement can be seen</p> | <p>Key Residents living along the road to the north and walkers plus road users Plus those many people that walk either of the 2 PROW's</p> | <p>It is representative of experience when passing along the road but it is more sensitive from the points of access on the road and the PROWs, plus road from north east and footpaths at Resugga and Trevella</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>Important views both inwards and out.. PROWs and scenic views as far as 8 miles</p> <p>Record a level of visual sensitivity High to Low</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)HIGH</p> | | <p>HIGH</p> | |
| <p>14 Approach to the settlement edge</p> | <p>Chapel lane is located along the north-eastern edge of the settlement and as such is not part of an "approach experience", being effectively already within the settlement.</p> | <p>Whilst frequently used, and experienced by many, this is not a situation where an approach to settlement edge applies.</p> | <p>Since this is not an "approach to the settlement edge" situation the sensitivity is low.</p> | <p>Value indicators include: Cultural associations; historic ad natural features Since this is not an "approach to the settlement edge" situation the value is low.</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.15 of the methodology)</p> | | <p>Record a level of visual sensitivity High to Low LOW</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|--|---|--|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>None of the buildings along the road and in the plot are prominent other than the disused farm buildings and much of the settlement edge is obscured by mature hedges</p> | <p>Key Residents , motorists and walkers</p> | <p>Both from the road and specific points</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> <p>4 very well used footpaths/PROWs</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH</p> | | <p>Record a level for importance/value HIGH</p> | |
| <p>16 Important views, sightlines and vistas Note : If there are none, then record a High capacity as in visual terms change could be accommodated</p> | <p>There are clear views to the east , as far as the clay area close to St Austell and north to the Newlyn Downs area. The settlement on the ridge line is clearly seen from further down the Trevella Valley and from roads to the north and Trehane</p> | <p>Key Walkers , motorists and bus users</p> <p>No buildings dominant other than the old farm and the cottage on the north side of the road</p> | <p>It is representative from both passing travellers and viewers at specific points along the road and PROWs</p> | <p><i>Value indicators include:</i> AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> <p>The visual appearance both in and out is vital to the setting of the village. There are excellent views for many miles also popular with walkers on both PROW's Record a level for importance/value</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH</p> | | <p>HIGH</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|--|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development Note : If there is no other settlement close by, then record a High capacity as in visual terms there is no likelihood of coalescence of settlements</p> | <p>None</p> | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | <p>Value indicators include: Green spaces; natural corridor</p> <p>Record a level for importance/value</p> | <p>HIGH</p> |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|--|---|---|---|---|
| Summary | <p>Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Value and importance of the character and views</p> | <p>The overall capacity of the land parcel</p> |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> | <p>The character of this land parcel is very much determined by the topographical relationship between the settlement edge and the surrounding landscape. There is a significant, even gradient to the north-east which has considerable visual importance (see adjacent summary column). The group of five fields are distinctive in their own right, with Cornish hedgerow boundaries, which although containing few trees, are important in the 19C enclosure pattern, (of historic merit), typical of the landscape on this side of the village. The biodiversity value is also of consequence. Trevella Lane to the north and Chapel Lane along the longer southern parcel boundary are both narrow and have limited capacity. In addition, the location of two much used PROW's, one at the western, the other at the eastern edge of the parcel, makes the transport pattern of high value in the context of the village. The current settlement edge, does not impose itself on the parcel, and as such, this low key impact is of great importance in itself.</p> <p>There is much, in fact more than for any other parcel, in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.</p> | <p>The current settlement edge is largely obscured by vegetation along the whole length of Chapel Lane.(See section 16 Important views, sightlines and vistas). Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting. Immediate views from Trevella Lane and the adjacent PROW are important, but even more importantly, distant views from the eastern boundary PROW are vital to protect. Where glimpses of the current well screened settlement edge are obtained from more distant locations, the importance of the current level of visual screening and the potential very deleterious effect of breaching that screen can be appreciated.</p> <p>There is much, in fact more than for any other parcel, in terms of visual sensitivity to suggest this parcel should remain undeveloped.</p> | <p>There is a high level of scenic and landscape quality associated with this parcel, which although possessing no Statutory protections as such, fulfils an essential role in maintaining the unspoilt north-eastern edge of the village. This is the parcel through which many in the village currently gain access to the open countryside through the much used PROW on the parcel's eastern boundary. Section 16 Important views, sightlines and vistas – "value indicators" summaries the important value attached to all parcels bordering this side of the village –</p> <p>The absolutely key and DEFINING feature of the village setting is the current relationship between settlement edge and countryside where the edge is at present almost totally screened.</p> | <p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>IT SHOULD BE NOTED THAT THIS LAND PARCEL HAS THE HIGHEST SENSITIVITY OF ALL THOSE SURROUNDING THE VILLAGE, AND HENCE THE PARCEL WITH THE LEAST CAPACITY FOR HOUSING DEVELOPMENT.</p> <p>Protection of the rural landscape and the setting it provides for the village, together with current well screened settlement edge boundary should preclude any development occurring on this parcel.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 5 | ASSESSOR C Grose. M Edwards | | DATE OF ASSESSMENT: 24/11/16 | | |
|--|---|--|---|---|---|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i> | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 1. Topography and drainage | The parcel abuts the edge of the plateau area and is relatively flat where the land approaches the ridgeline in the southwest corner. The remainder of the parcel slopes gently to the north. No water seen | Key | Development would move the settlement edge down the slope and the settlement edge would no longer still be shielded by the topography | Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i> Small field on the edge of the plateau area which has a valuable position (like parcels 2 and 4) in creating the screened edge of the settlement. | LOW |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value HIGH | |
| 2. Biodiversity | There are strong hedgerows at the boundaries of the field, both on banks and on traditional Cornish walls to the east and south but there is a post and rail section at the North eastern side The hedges are tall and mature and are made up of native species. This could be habitat for a wide range of species. The southern boundary has a well established tree line | Notable | Development would reduce the isolation and hence value of the potential habitats. | Value indicators include : <i>Local Nature Reserve; semi natural habitats</i> Good semi natural habit in the Cornish hedges and a strong tree line at the south border with the road | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value moderate | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|--|---|---|--|---|------------------------|
| <p>3. Land cover and Land Use</p> | <p>Pasture – well managed</p> <p>Has been paddock for horses and used for hay</p> | <p>Notable</p> | <p>Being part of the swathe of similar land use which defines the entire northwest facing edge of the village, the parcel takes on a particular significance beyond its individual relevance . Loss of agricultural and pasture close to the village</p> | <p>Value indicators include: AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Good agricultural land Value as per the sensitivity described</p> <p>Record a level for importance/value MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|--|---|---|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>One field 3-4 acres</p> <p>Cornish walls and banks plus one post and rail fence The hedges have a variety of native species and small trees with some large mature trees in the hedge adjoining the road to the south</p> | <p>Notable</p> | <p>The hedges and walls could remain as part of any development</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land.</p> <p>Typical hedges on Cornish walls and strong tree line at the south side</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | | <p>Record a level for importance/value MODERATE</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|---|---|---|---|---|---|--|
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>None</p> | | | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> <p>Record a level for importance/value</p> | <p>LOW</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>School built in modern materials and 3 modern houses built in traditional style Probably 1990/2000 plus one Victorian old school house The modern houses are part faced with local stone</p> | <p>Relevant</p> | <p>Tree-lined hedgerow and road separate parcel from existing buildings</p> | <p>Value indicators include: Conservation Area; TPO; Value lies in the context of the settlement edge as a whole on this side of the village</p> <p>Record a level for importance/value High to Low MODERATE</p> | <p>MODERATE</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low).MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| | | <p>Column 2 Description</p> | <p>Column 3 Sensitivity</p> | <p>Column 4 Sensitivity</p> | <p>Column 5 Value</p> | <p>Column 6 Capacity</p> |
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|--|---|-------------|---|--|--------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>A part urbanised edge as the school and the 4 properties face the road which forms the edge of the settlement with this parcel beyond in open countryside.</p> <p>The edge fits well within the topography and with the hedgerow screening along the north side of the road</p> <p>The highway is fit for 2 vehicles only at this point and there is minimal signage. There are street lights.</p> | <p>Key</p> | <p>The existing settlement is well defined by the road and the ridge line and development would dominate if built down the sloping</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>The value of the topographic change together with the effective screening of the minor road with its strong vegetated boundary cannot be overemphasised in terms of value in defining the settlement edge.</p> <p>Record a level for importance/value High to Low HIGH</p> | <p>LOW</p> |
| <p>8. Historic Features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | | <p>None</p> | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | <p>Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i></p> <p>Record a level for importance/ value</p> | <p>HIGH</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|--|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no distinctive features sensitive to change)</p> | <p>Distinctive Cornish walls and hedges on 3 sides and some mature trees. Particularly the tree-lined screening boundary hedgerow to the south.</p> | <p>Notable</p> | <p>These walls and trees may be lost or damaged. Of particular concern would be the creation of a break in the southern boundary screening hedge to provide access should development occur</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i> The nature of the landform as it drops away from the unexpectedly well screened settlement edge is very valuable. Record a level for importance/ value MODERATE</p> | <p>MODERATE /LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |
| <p>10. Transport pattern</p> <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | <p>There is an unclassified straight section of road to the south of the plot. It is wide enough for 2 vehicles. It has some verge minimum signage and some street lights . Also, road markings near the school. This length of road is said by Cornwall Council to take 800 vehicles a day with a max period of 80 per hour An entrance point to the village from the Ladock side with a character change as the right turn is made. A PROW leads to the Trevella Valley along the western boundary</p> | <p>Notable</p> | <p>Well used road with a junction at a oad from the village and another at the east end of the plot that leads towards Probus Very busy at times because of the school. 20 mph limit planned</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books The value of the existing lane with its boundary hedge cannot be overemphasised in terms of its importance defining the character of the village edge Valuable PROW – well used for access to the open countryside</p> <p>Record a level for importance/value</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | <p>MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|----------------------------------|---|---|---|---|-----------------|
| 11. Aesthetic and sensory | A quiet part of the village. some birdsong heard and there is some low level light pollution at night | Relevant | Loss of the peaceful location and increase of noise | Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness; memories</i> A tranquil area Record a level for importance/value | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | MODERATE | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|---|---|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none">• relevant?• notable?• key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Well managed arable and pasture typical of the setting which characterises the edge of the village | Notable | Loss of the agricultural characteristic which is of visual and historic importance and proximity to village makes it important. | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> Well maintained land typical of the well managed agricultural landscape which surrounds the village Record a level for importance/value | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | MODERATE | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|---|--|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> | <p>Could only be viewed from the PROW or the roadside along the edge of the settlement, and intermittently from the east.</p> | <p>Notable. The residents in the 4 houses to the north or walkers along the road . the hedges are too high for motorists to have a view</p> | <p>Specific points, but from the east these are of a totally rural setting since existing settlement edge is so well screened.</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>The lack of visibility of the settlement edge is important</p> <p>Record a level of visual sensitivity High to Low</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>MODERATE</p> | |
| <p>14 Approach to the settlement edge</p> | <p>Located at the junction of the Ladock road where Chapel lane becomes Tregassow lane, this is a low key approach to the village, but of great significance since the sense of approach, although low-key, is the only approach position from the northeast of the village.</p> | <p>A restrained approach to the village in the sense it is low key and appreciated by far fewer observers than those approaching from the other quadrants.</p> | <p>Not a representative sense of approach in that the rural nature of the location places the sense of approach at a higher level than most other situations around the village.</p> | <p>Value indicators include: Cultural associations; historic ad natural features</p> <p>The value of the sense of approach adjacent to this parcel is different from other more frequently experienced positions around the village.</p> | <p>MODERATE/ LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH</p> | | <p>Record a level of visual sensitivity High to Low MODERATE</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>Only can be seen from various points on the PROW or from the verge of the road – high hedges</p> <p>Looking across the plot from the PROW the buildings to the south are screened mostly by the hedge</p> | <p>Notable Few other than walkers or residents in nearby properties. This is a crucial contribution to the screening of the settlement edge.</p> | <p>Both from the road and the much used public footpath.</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> <p>The value of the screening by the southwest tree-lined hedgerow is noteworthy</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.15 of the methodology)</p> | | <p>Record a level for importance/value MODERATE</p> | |
| <p>16 Important views, sightlines and vistas</p> | <p>There are good views from the PROW towards the north and the A30 and the Newlyn Downs area and from the eastern edge of the plot the edge of the St Austell area</p> | <p>Notable</p> | <p>Mostly from the PROW to the open landscape and towards the settlement edge screening is almost total and hence very important.</p> | <p>Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> <p>These views are valuable and an established part of the village setting. Any development would block them</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.15 of the methodology)</p> | | <p>Record a level for importance/value MODERATE</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development</p> | <p>None</p> | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | <p><i>Value indicators include: Green spaces; natural corridor</i></p> <p>Record a level for importance/value</p> | <p>HIGH</p> |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|--|---|--|---|---|
| Summary | <p>Character of settlement edge in its landscape setting Sensitivity and vulnerability to settlement growth</p> | <p>Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Value and importance of the character and views</p> | <p>The overall capacity of the land parcel</p> |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> | <p>The character of this land parcel is determined by the topographical relationship between the settlement edge and the surrounding landscape. There is an even gradient to the north which has considerable visual importance when viewed from the surrounding landscape (see adjacent summary column). The single field is distinctive in its own right, being surrounded by Cornish hedges, is important in the pattern of the landscape. The biodiversity value is also of some consequence. The field is part of the 19 C enclosure pattern typical of this side of the village, and hence of historic merit. The limited capacity of Chapel Lane and the location of a much used PROW adjacent to the parcel makes the transport pattern of high importance in the context of the village. Being on the junction with the Ladock Road which signals the arrival point at this quiet end of the village adds to the importance of this location. The current settlement edge, provided by Trevispen Veor farm and its adjacent allotments does not impose itself on the parcel and as such, this low key impact is of great importance in itself.</p> <p>There is much in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.</p> | <p>The current settlement edge is largely obscured by vegetation at this point as the Ladock road dips away from the junction of Chapel Lane and Tregassow Lane. (See section 16 Important views, sightlines and vistas). Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting. Immediate views from the junction and the adjacent PROW are important,. Similarly where glimpses of the current well screened settlement edge are obtained from more distant locations, the importance of the current level of visual screening and the potential very deleterious effect of breaching that screen can be appreciated.</p> <p>There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped.</p> | <p>There is a high level of scenic and landscape quality associated with this parcel, which although possessing no Statutory protections as such, fulfils an essential role in maintaining the unspoilt north-eastern edge of the village. Section 16 Important views, sightlines and vistas – “value indicators” summaries the important value attached to all parcels bordering this side of the village –</p> <p>The absolutely key and DEFINING feature of the village setting is the current relationship between settlement edge and countryside where the edge is at present almost totally screened.</p> | <p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>Protection of the current well screened settlement edge boundary should preclude any development occurring on this parcel.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 6 | ASSESSORC Grose . M Edwards. | | DATE OF ASSESSMENT: 24/11/16 | | |
|--|---|--|--|---|--|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i> | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type? Is it • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 1. Topography and drainage | Flat, but is seen to slope to the south after about 150 metres from the north. The plot is initially on the plateau area No wet areas | Relevant | Extension of the ridge settlement edge in a more visible position, but opportunities for screening in mitigation. | Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i> For this parcel, this character type is not of particular relevance | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) LOW | | Record a level for importance/value LOW | |
| 2. Biodiversity | Hedges on banks on all sides with mature trees seen in hedges at the west and south. The hedges and trees are varied native species An obvious habitat for wild creatures and birds | Notable | The hedge border at the southern end is large and very well established and the field offers clear habitats that may be diminished | Value indicators include : <i>Local Nature Reserve; semi natural habitats</i> Valuable semi natural habitats, particularly the south-western boundary tree-belt Record a level for importance/value | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | MODERATE | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|--|-----------------------------|---|--|---|--------------------|
| <p>3. Land cover and Land Use</p> | <p>Agriculture - arable</p> | <p>relevant</p> | <p>Development would cause loss of Grade 3 agricultural land, but all improved grassland</p> | <p>Value indicators include: AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. This category not of particular value for this land parcel</p> <p>Record a level for importance/value LOW</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|---|--|--|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>Area possibly 10 acres Mature trees in hedges to south and west native species are important landscape features defining the land parcel to a considerable degree.</p> | <p>Notable</p> | <p>Loss of well managed land close to the village The southern border is a straight hedge and tree line that covers an ancient drovers track. The integrity of this boundary edge must be adequately protected.</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land. Established habitats for wild life especially on southern and western boundaries. There is TPO on woodland adjacent</p> <p>Record a level for importance/value MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|---|---|---|---|---|---|--|
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>None</p> | | | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> <p>Record a level for importance/value</p> | <p>LOW</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>On Western edge Primary School playgrounds The rear gardens of Allium close built in 1990/2000s, Chantry Close and Tower Road, smaller houses built in 1970s modern materials The grounds of St Erme house back onto the lower field</p> | <p>Relevant</p> | <p>Boundary screening reduces any sensitivity</p> | <p>Value indicators include: Conservation Area; TPO; The value of the buildings are not crucial, made even less so by effective screening</p> <p>Record a level for importance/value High to Low LOW</p> | <p>HIGH</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)LOW</p> | | | | |
| | | <p>Column 2 Description</p> | <p>Column 3 Sensitivity</p> | <p>Column 4 Sensitivity</p> | <p>Column 5 Value</p> | <p>Column 6 Capacity</p> |
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|---|---|---|---|------------------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>A loosely grouped developed edge on the northwest boundary screened for the most part by trees in the mature hedgerows, making it softer. The transition to the rural landscape is uncontrived.</p> <p>Development consists of school grounds, fenced off and screened by a hedge and rear gardens of one development and another more modern where the rear gardens are open to the plot – Allium Close</p> | <p>Notable</p> | <p>Removal of the edge of the settlement</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>There is considerable value in the well developed tree-lined hedgerow which provides a “soft edge” which screens the urban edge (except for 4 houses in Allium Close)</p> <p>Record a level for importance/value High to Low MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | | |
| <p>8. Historic Features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>There is an old tree-lined track-way at the southern border ,now a well established hedge line with mature trees. This borders the old churchyard and the grounds of St Erme House (The former Rectory)</p> | <p>Notable</p> | <p>This ancient track-way could be damaged should development be too close to the tree-lined south-western boundary</p> | <p><i>Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i></p> <p>The age of the ancient track-way has yet to be determined, bit double tree lines of such maturity suggest some antiquity.</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | <p><i>Record a level for importance/ value</i> MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|---|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no distinctive features sensitive to change)</p> | <p>A continuation of the distinct plateau area where the settlement stands and the typical Cornish hedges on banks. The southwest tree-lined track-way is a particularly distinctive feature on this side of the village and for this and the adjacent parcel in particular.</p> | <p>Notable</p> | <p>The settlement edge and urban development would be carried east and south to exposed positions, although opportunities exist for mitigation in terms of peripheral planting of linear woodland blocks.</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>Ridge position and valuable Cornish hedges, together with tree-lined track-way boundary</p> <p>Record a level for importance/ value MODERATE</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |
| <p>10. Transport pattern</p> | <p>An unclassified road from the settlement turns north towards Ladock at the entrance to this parcel and a single track road is on its northern boundary. High hedges on banks, very small verges. This road in its entirety takes up to 800 vehicles a day with a peak hour at 80 per hour. No PROWS A single 'finger post' - a listed item stands near to the entrance at the north west corner</p> | <p>Relevant</p> | <p>The road network running along the northern boundary has capacity issues (see Transport pattern for parcels 3, 4 and 5), but otherwise sensitivity is not particularly relevant for this characteristic.</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>The highway to the north offers access, but little by way of character or value. Additional planting to enhance the setting is recommended here</p> <p>Record a level for importance/value</p> | <p>HIGH</p> |
| <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)LOW</p> | | <p>LOW</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|----------------------------------|---|---|--|--|-----------------|
| 11. Aesthetic and sensory | Tranquil generally but there was some noise from passing traffic on the road. There are some streetlights at the edge of the settlement and on the estates within and there may be some peripheral light pollution There will be the usual seasonal changes with the farming and the hedgerows | Notable | Noise and light pollution will be increased and with more traffic birdsong will reduce | Value indicators include: <i>Tranquillity; Remoteness ; Wildness; memories</i> | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | Record a level for importance/value An unexpected tranquil place given proximity to the village MODERATE | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|---|---|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none">• relevant?• notable?• key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Well managed modern agriculture | Notable | The field and the hedges are well managed at present and development my damage these typical Cornish hedges | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> Well maintained farm land, although this characteristic is not of any greater value for this parcel than is generally the case for the village Record a level for importance/value MODERATE | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|--|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> | <p>Towards St Austell for up to 8 miles - from the road to the north and looking North west towards the Newlyn Downs area across the plot from the east side there is a good view of the medieval Church tower over the trees and the houses at Allium close are clearly visible and some of the other housing, through the trees There is no open access to land at this side of the village</p> | <p>Notable Good views of the surrounding area</p> | <p>Walkers and residents of the houses just inside the settlement and road users to the north.</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>Fine views for many miles, particularly to the northeast.</p> <p>Record a level of visual sensitivity High to Low</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--|--|--|---|-----------------------------|
| <p>14 Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access)</p> | <p>Located at the junction of the Ladock road where Chapel lane becomes Tregassow lane, this is a low key approach to the village, but of great significance since the sense of approach, although low-key, is the only approach position from the northeast of the village.</p> | <p>A restrained approach to the village in the sense it is low key and appreciated by far fewer observers than those approaching from the other quadrants.</p> | <p>Not a representative sense of approach in that the rural nature of the location places the sense of approach at a higher level than most other situations around the village.</p> | <p>Value indicators include: <i>Cultural associations; historic ad natural features</i></p> <p>The value of the sense of approach adjacent to this parcel is different from other more frequently experienced positions around the village</p> | <p>MODERATE/ LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH</p> | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>Most of the settlement edge is obscured by the hedgerow with mature trees although some houses are clearly seen. The ancient church is visible over trees Overall the unusually well screening lends serenity</p> | <p>Relevant</p> | <p>Those at the settlement edge will lose the excellent views and the rural feel. Unusually well screened and limited sensitivity</p> | <p>Value indicators include: <i>local stone; traditional construction methods/materials</i></p> <p>The natural screen of the settlement edge is valuable</p> | <p>HIGH / MODERATE</p> |
| <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) LOW</p> | | | <p>Record a level for importance/value MODERATE</p> | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|---|--|--|--|---|-----------------|
| 16 Important views, sightlines and vistas Note : If there are none, then record a High capacity as in visual terms change could be accommodated | Very attractive views towards the North and North east over rolling farmland – as far as the start of the clay area of St Austell and some rolling land to the south | Notable | Loss of views which are seen as an amenity | Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps Attractive views and scenic quality Record a level for importance/value MODERATE | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). Moderate (Refer to para 2.15 of the methodology) MODERATE | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape | Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i> | Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12) | Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14) | What is the value and importance of the view? (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 17. Visual merging of development Note : If there is no other settlement close by, then record a High capacity as in visual terms there is no likelihood of coalescence of settlements | None | | | Value indicators include: Green spaces; natural corridor Record a level for importance/value | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) | | | |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|--|---|--|--|---|
| Summary | <p>Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Value and importance of the character and views</p> | <p>The overall capacity of the land parcel</p> |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> | <p>The parcel is characterised by being a relatively flat, large single field (approx. 10 acres), with strongly developed tree-lined boundaries on the west and south sides. These features are the distinctive elements of the parcel. The northern corner of the parcel coincides with the ridgeline, which the landscape character assessment (Stage1) shows passing through the entire settlement. Located on the elevated plateau character area, the gradient increases slightly towards the tree-lined track-way on the southern boundary. The track-way is of some historic significance. Biodiversity is potentially high on these two sides; less so along the north and east Cornish hedge boundaries which lack vegetation cover. Such is the effectiveness of the screening, the settlement edge is barely evident from this parcel and the aesthetic quality is therefore important. The transport pattern is of little significance, with only the little used Tregassow Lane providing potential access from the northern edge of the parcel. The condition of the parcel is good but unremarkable, like most others surrounding the village.</p> <p>The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.</p> | <p>Most of the settlement edge is obscured by the mature tree-lined edge forming the northwest boundary of the parcel. Being on the elevated plateau approaching the ridgeline, and having effective tree screening to the west and south, the relatively level parcel is not visible from many locations. Local views into the parcel are of an open nature along the tree-less boundary of Tregassow Lane to the north. At the junction of the Ladock road, Chapel Lane and Tregassow Lane, there are views into the site through the field gate located at this point.</p> <p>The visual sensitivity is relevant, although not a defining or limiting feature of this land parcel.</p> | <p>There are moderate values in all categories, but no categories of real value significance, except the framing effect of the peripheral woodland to the west and south. Of some note, is the topographical change toward the southwest and the biodiversity potential within the tree-lined margins. The edge of the village is surprisingly well screened and this adds to the aesthetic qualities of the parcel; notably its relative tranquillity. Views from the eastern edge of the parcel are significant. There are no statutory designations within the parcel</p> | <p>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>In the event of the parcel being developed, planning consent should be dependant upon the allocation of land sufficient for the expansion of the adjacent primary school. In addition, the planting of copse woodland strips of a minimum 20 metre width should be required along the northern and eastern boundaries to complement the existing woodland edges to the south and west. Such planting will add to the biodiversity capital of the village, provide visual screening from distant views and give shelter from easterly winds in this relatively exposed elevated plateau location.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 7 | | ASSESSOR M Edwards | | DATE OF ASSESSMENT: 08/12/16 | |
|--|--|-------------------------|--|--|------------------------|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| <p>Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i></p> | | | | | |
| <p>1. Topography and drainage Due to there being no public access, this assessment has been carried out only from Google and Ordnance Survey Maps.</p> | | | | | |
| | <p>The parcel has a gentle slope to the south, increasing in gradient towards the southern corner. The north eastern corner appears to be flat and on the edge of the plateau area containing the oldest part of the village settlement. No water seen, although the southern corner is very wet, being above the "issues" which feed local streams.</p> | <p>Notable</p> | <p>The parcel is below the ridge line and the change from elevated land to intermediate sloping occurs within the parcel. The variation in the degree of slope makes for a level of sensitivity in this category</p> | <p>Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i></p> <p>Topography is of some value in this parcel due to the increasing slope towards the south</p> | <p>MODERATE</p> |
| <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | | <p>Record a level for importance/value MODERATE</p> | | |
| <p>2. Biodiversity</p> | | | | | |
| | <p>Tree-lined hedge boundaries to the northeast and northwest connected via managed hedgerows to significant copse woodland in both southeast and western corners.</p> | <p>Key</p> | <p>Proximity of any development to what is currently quite isolated woodland and hedgerows would be very detrimental</p> | <p>Value indicators include : <i>Local Nature Reserve; semi natural habitats</i></p> <p>Semi natural habitats in established Cornish hedges. Habitat variety possibly the best of any of the parcels</p> | <p>LOW</p> |
| <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | | <p>Record a level for importance/value HIGH</p> | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|---|--|---|---|------------------------------|
| <p>3. Land cover and Land Use</p> | <p>Single field of improved grassland used for grazing, hay / silage. Well screened and physically sheltered. Parcel also includes ancient orchard and allotment garden</p> | <p>Notable</p> | <p>A moderate level of sensitivity, but not a crucial category.</p> | <p>Value indicators include: AONB; AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification.</p> <p>Value is in the manner in which the rural landscape enters the village</p> <p>Record a level for importance/value HIGH</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|--|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type / or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>The plot appears to consist of a field of about 4-5 acres and a smaller plot which is mostly wooded. There are also mature trees on the hedge divide between the field and the field to the north and also a copse at the south east corner. Hedges maintained.</p> | <p>Key</p> | <p>High sensitivity in relation to the existing trees, adjacent woodland and copses with linking hedgerows</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land. Established, mature woodland of significant value. No better woodland features within other parcels. Group TPO in adjacent land of St. Erme House.</p> <p>Record a level for importance/value HIGH</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | | |
|---|--|--|---|--|---|--|
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>None</p> <p>Any buildings at St Erme House Campus will be within the settlement, not in the parcel.</p> | | | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> <p>Record a level for importance/value</p> | <p>LOW</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>St Erme House – The old Rectory 18C Now Spectrum Campus , a home for autistic people. Setting is wooded and secluded.</p> | <p>Key</p> | <p>One of the oldest buildings in the village It is screened by trees and in a peaceful location - development could take away its individual situation</p> | <p>Value indicators include: Conservation Area; TPO;</p> <p>Ancient and historical building. Value of green edge invaluable to village setting</p> <p>Record a level for importance/value High to Low</p> <p>HIGH</p> | <p>LOW</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)HIGH</p> | | | | |
| | | <p>Column 2 Description</p> | <p>Column 3 Sensitivity</p> | <p>Column 4 Sensitivity</p> | <p>Column 5 Value</p> | <p>Column 6 Capacity</p> |
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--|--|--|--|-------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>A vegetated edge – many mature trees and this appears to flow into the topography with the large former rectory and the ancient Parish Church screened by the trees. Buildings mostly obscure; boundary very natural and “flows” into the landscape due to woodlands and hedgerow features. No highway visible. No PROW</p> | <p>Key</p> | <p>Vegetated edge screening St. Erme House of great value as settlement edge feature</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>A mature section of woodland screening the oldest part of the village. Trees with TPOs</p> <p>Record a level for importance/value High to Low HIGH</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)HIGH</p> | | | |
| <p>8. Historic Features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>The northern hedgerow forms the boundary of a double tree-lined old trackway. Also thought to be Plain-an Gwarry site (A circular outdoor space used for <u>plays</u>, sports, and public events),, although no visible evidence above ground.</p> | <p>Notable</p> | <p>This ancient site could be uprooted by development and lost</p> | <p>Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i></p> <p>Old track-way on northern boundary and probable Plain-an-Gwarry site of significant value</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/ value HIGH</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|---|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> | <p>A slope away from the plateau area of the village settlement with established Cornish hedges on banks & mature trees at the edges An old track-way at the northern boundary</p> | <p>Key</p> | <p>Development could lead to these features being lost or reduced in extent. This parcel is best example of settlement edge screening, boundary tree quality and hedgerow linkage</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>Record a level for importance/ value MODERATE</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)HIGH</p> | | | |
| <p>10. Transport pattern</p> | <p>There are no PROWs in this parcel nor roads leading by or to it</p> | | | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Record a level for importance/value</p> | <p>LOW</p> |
| <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |
| <p>11. Aesthetic and sensory</p> | <p>The most peaceful area all settlement edge parcels. Motor vehicles only come to St Erme house from the village side and there is no noise or light pollution</p> | <p>Key</p> | <p>Loss of a peaceful area were development to be permitted here.</p> | <p>Value indicators include: Tranquillity Remoteness ; Wildness; memories No locations around the village of greater tranquillity than this Record a level for importance/value HIGH</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|---|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How would development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>12. Condition</p> | <p>Well managed – modern agriculture. Improved grassland.</p> | <p>Relevant</p> | <p>Loss of well managed agricultural land, although this character type is not any more or less relevant for this parcel than most others</p> | <p>Value indicators include: AGLV; well maintained; rarity of landscape character or features</p> <p>Good agricultural land of similar managed condition to the norm around the village</p> <p>Record a level for importance/value</p> <p>MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> <ul style="list-style-type: none"> • | <p>No public access to this plot:-</p> <p>There will be views of the Church Tower and parts of St Erme House, but mostly screened by trees, from the parcel, and from the eastern edge the open country towards Tresillian and Truro may be visible.</p> | <p>Only those within the campus and workers in the field, plus possible glimpse from PROW (see column 4)</p> | <p>Sensitive to change, as this parcel can only be viewed from the adjacent parcels And possibly glimpses fro the east-west PROW that runs through Tresithick Farm to the south.</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>It is the very lack of views from points of public access that gives this parcel value.</p> <p>Record a level of visual sensitivity High to Low</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>MODERATE</p> | |
| <p>14 Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access)</p> | <p>There is no approach to the settlement edge in relation to this land parcel, indeed there is no access to the parcel either from public roads on Rights of Way</p> | <p>Given the description in the previous column, the sensitivity is by definition Low.</p> | <p>Since this is not an "approach to the settlement edge" situation the sensitivity is low.</p> | <p>Value indicators include: Cultural associations; historic ad natural features</p> <p>Since this is not an "approach to the settlement edge" situation the sensitivity is low.</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) LOW</p> | | <p>Record a level of visual sensitivity High to Low LOW</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>No buildings are visually prominent due to effective boundary screening although part of the St Erme House Campus (18c) and the top of the church tower (14c) can be seen.</p> | <p>The few people working in the field or further to the South east at some distance on PROW.</p> | <p>Very limited views into the settlement edge from the parcel and conversely views out are screened, therefore sensitivity is not high.</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> <p>Value in the fact that settlement edge is not very visible.</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>Record a level for importance/value MODERATE</p> | |
| <p>16 Important views, sightlines and vistas</p> <p>Note : If there are none, then record a High capacity as in visual terms change could be accommodated</p> | <p>Probably the views of the church from across the fields to the south east</p> <p>The settlement edge at this point would be visible from a distance because of the Church tower and the mature and tall trees.</p> | <p>Probably only those far away</p> | <p>Very limited views from the settlement edge outwards so sensitivity is not high</p> | <p>Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> <p>Value in the fact that settlement edge is not very visible.</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.15 of the methodology)</p> | | <p>MODERATE</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development Note : If there is no other settlement close by, then record a High capacity as in visual terms there is no likelihood of coalescence of settlements</p> | <p>None</p> | | | <p><i>Value indicators include: Green spaces; natural corridor</i></p> <p>Record a level for importance/value</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | | |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|---|--|---|---|---|
| Summary | Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Value and importance of the character and views | The overall capacity of the land parcel |
| 18. For this land parcel summarise all of the detail recorded through the table. | <p>The parcel slopes gently towards the south and there is a degree of sensitivity in the topography. The ground is wet in the southern corner due to "issues" which feed local streams. Also in the southern corner is an area of copse woodland adjacent to the parcel with which the tree-lined hedgerows and field margins are connected. This gives high biodiversity value. The parcel comprises a single field plus the land to the west occupied by the horticultural activity areas of St. Erme House. The scale of the parcel in relation to its surroundings creates a character of extremely high value. Landscape character is enhanced through the lack of vehicle access to any boundary of the parcel, although the lack of any PROW deprives the public of the possibility of experiencing this part of the settlement edge.</p> <p>There is much in terms of landscape character sensitivity to suggest this parcel should remain undeveloped, since here is the best example of settlement edge screening, boundary tree quality, hedgerow linkage and aesthetic tranquillity.</p> | <p>Although physical access to determine intervisibility was not possible, it is likely that there is little interchange of views between the parcel and the settlement edge due to effective screening. However, this is likely to be possible from the orchard and horticultural area of St. Erme house which forms the western extremity of the parcel.</p> <p>There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped</p> | <p>In value terms the biodiversity component is perhaps the most significant, since this is the parcel with the largest proportion of mature trees on its boundary of any of the eleven. There is significant value in the fact that at present there is no public access to the parcel, nor is this feasible directly parcel from any public position. This in turn gives value due to the very lack of views in or out.</p> <p>The old tree-lined track-way is of historic relevance, as is the fact that this parcel borders one of the oldest parts of the village. In addition there is a high likelihood of an ancient Plain-an-Gwarry (meeting place) being located within this parcel</p> <p>The trees within St. Erme House bordering the parcel have a group TPO (Tree Preservation Order) in place.</p> | <p>THERE IS LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>The lack of physical access, together with the topography and the biodiversity sensitivity of the surrounding habitats should preclude any possible development of this parcel and the loss of perhaps the most peaceful parcel of those under consideration.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER: PARCEL 8 | | ASSESSOR M Edwards. C Grose | | DATE OF ASSESSMENT: 24/11/16 | |
|--|---|--|--|---|---|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i> | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 1. Topography and drainage | Mostly level on the eastern side but there is a gentle slope at the west side , towards W and NW and towards a small gulley at the eastern border No obvious water | Relevant Part of rolling farmland area | The higher parts of the field are somewhat more sensitive due to the more elevated landform here | Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i> This is not a character type which determines the value of this parcel Record a level for importance/value LOW | HIGH / MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | | |
| 2. Biodiversity | Mature hedges with native species on banks are seen at the edges of the parcel. There appear to be mature trees of some age in the Northern and eastern hedgerows | Notable | Habitats could easily be reduced or damaged by any development | Value indicators include : <i>Local Nature Reserve; semi natural habitats</i> There is value in the extent of boundary hedgerows and the trees within them Record a level for importance/value MODERATE | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | | |
| 3. Land cover and Land Use | Arable, at present - Fallow Previously used for hay; improved grassland similar to that found all around the village | Relevant | Loss of properly managed agricultural land | Value indicators include: <i>AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification.</i> Not a characteristic of particular importance in defining the parcel Record a level for importance/value LOW | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology) | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>The plot is one medium sized field of say 5-6 acres The hedges that border it are made of native species and the hedges are tall and appear to be on banks There are mature trees on the north and eastern hedges but many are also be in the adjoining property – St Erme House to the north, where a large copse can be seen. These trees are ancient and there is a TPO covering them</p> | <p>Notable</p> | <p>Unless restrictions are imposed, any development could affect the established trees at the border of the property. Similarly peripheral vegetation is sensitive to potential development and would require protection</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land.</p> <p>TPO in wood adjoining the parcel and the peripheral enclosing hedgerows with trees</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low).MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value MODERATE</p> | |
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>None</p> | | | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/value</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|---|---|--|---|---|---|
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>Varied: 1. A former Farmhouse poss' pre 1800 and an old barn in course of refurbishment 2. Two modern detached houses facing south, overlooking site 1990/2000s 3. Several small 1980s houses -modern terrace -gardens and fences backing on to the road All are on the north side of the minor road to the north of the parcel. 4. St Erme House 18C Former Rectory set in own grounds; extensive trees overlooking the NE corner of the plot</p> | <p>Notable</p> | <p>The present characteristic is of a contrast in styles but very much in keeping with a rural setting . This will be lost</p> | <p>Value indicators include: <i>Conservation Area; TPO;</i> Two large properties 18C in character at the edge of the settlement at the moment. The quality of their setting would be lost should development occur</p> <p>Record a level for importance/value High to Low MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | | |
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Column 2 Description Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Column 3 Sensitivity Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | <p>Column 4 Sensitivity How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>Column 5 Value What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Column 6 Capacity Record a value using the matrix in the methodology</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--|---|---|---|-------------------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>The edge of the settlement is a small minor road linking Eglos Road and Churchtown, both of which have more dense housing. The properties are well spaced and this edge fits into the nature of the topography with the two large older properties blending well with the rural environment The newer detached houses appear to fit well into the landscape and the high hedges</p> <p>The road is narrow , fit for 1 car only and bends sharply up hill at the eastern side . No verges or pavements or street lights. One small road sign</p> | <p>Notable</p> | <p>The edge flows into the rural character because of the few and distinct properties here and this may not be the case with a development in modern materials to the south</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>The position with large 18c buildings and a the flow of the settlement into the rural landscape will be lost</p> <p>Record a level for importance/value High to Low MODERATE</p> | <p>MODERATE</p> |
| <p>8. Historic Features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>There is said to be an ancient well at the northern border with St Erme House</p> | <p>Relevant</p> | <p>If present, the assumption is this feature could be avoided therefore not unduly sensitive to development</p> | <p>Value indicators include: Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</p> <p>Value in presence of ancient well</p> <p>Record a level for importance /value High to Low</p> <p>Record a level for importance/ value MODERATE</p> | <p>MODERATE / HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|---|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no distinctive features sensitive to change)</p> | <p>There are electrical cables on poles that go across the field, but these distract rather than add to landscape character</p> | | <p>The feature noted is not sensitive to development</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i> The feature noted does not add (rather it detracts) value Record a level for importance/ value LOW</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |
| <p>10. Transport pattern</p> <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | <p>A narrow unclassified curving road, wide enough for 1 car only, leading from Eglos Road to Churchtown, where in both cases there is dense housing. No verges, pavements or street lights at this point. The hedges at the edge of the road are high.</p> | <p>Notable</p> | <p>The road is not fit for large vehicles or high usage any development would possibly lead to widening and increased use</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Small lane in a rural setting, typical of the area. Feels like an entrance to the settlement Record a level for importance/value</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|----------------------------------|--|--|--|---|-----------------|
| 11. Aesthetic and sensory | A tranquil place with birdsong heard easily. No light pollution. | Notable | Possibly with development could become a main access road with pollution noise, lighting and traffic | Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness; memories</i> A gateway - tranquil Record a level for importance/value MODERATE | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|---|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How would development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>12. Condition</p> | <p>A quiet corner of the settlement with a variety of styles of housing, relating well to the parcel The field is well managed through cropping and the hedges are high but maintained</p> | <p>Notable</p> | <p>The semi rural nature will be lost should development occur, therefore somewhat sensitive.</p> | <p>Value indicators include: AGLV; well maintained; rarity of landscape character or features</p> <p>Well maintained and of similar condition to the majority of settlement edge parcels under consideration.</p> <p>Record a level for importance/value MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|--|---|--|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> | <p>This parcel can currently be seen by motorists and walkers on Trispen Hill going south and walkers on the narrow road which forms the northern edge of the parcel. It appears clearly as a contrast to the woods adjoining St Erme House and the modern housing estate at Eglos Road. HOWEVER, once the houses are built to the east of Trispen Hill the view would be lost from this location with only the view from narrow road remaining.</p> | <p>Apart from travellers in Trispen Hill and walkers, just the few local residents, and as noted in column 2 these numbers will reduce</p> | <p>It can be seen from a gateway where the plot /field can be accessed from the narrow road as well as Trispen Hill. However, once approved development is complete the sensitivity of this view will be much reduced</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>The value has been assessed against the future completion of housing approved in principle for the east side of Trispen Hill, and in that context the value from points of public access is lower than currently experienced</p> <p>Record a level of visual sensitivity High to Low</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.15 of the methodology)</p> | | <p>LOW</p> | |
| <p>14 Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access)</p> | <p>There is no approach to the settlement edge in relation to this land parcel, since the adjacent road access is well within the settlement by the time it reaches this land parcel</p> | <p>Given the adjacent description it follows that given the criteria do not apply to this parcel, the sensitivity is low</p> | <p>Since this is not an "approach to the settlement edge" situation the sensitivity is low.</p> | <p>Value indicators include: Cultural associations; historic ad natural features</p> <p>Since this is not an "approach to the settlement edge" situation the sensitivity is low.</p> <p>Record a level of visual sensitivity High to Low</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.15 of the methodology)</p> | | <p>LOW</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|---|--|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>The old farm house and barn are (18C) are clearly visible from the road</p> | <p>Relevant Up to 10 residents have a view and passers by on the narrow road</p> | <p>The views are from the road, the properties and the field gate, although apart from the gateway sensitivity is much reduced by the screening hedgerow with trees</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) LOW</p> | | <p>Record a level for importance/value LOW</p> | |
| <p>16 Important views, sightlines and vistas Note : If there are none, then record a High capacity as in visual terms change could be accommodated</p> | <p>The medieval Church tower can be seen over the surrounding trees the field gate the roofs of Tressillick Barton can just be seen to the south although partly obscured by high hedges Much of the settlement edge would be obscured from within the plot by trees and hedges</p> | <p>Relevant</p> | <p>The settlement edge is shrouded by trees and hedges and the narrow lane is below the level of the field. It could be that little may change with development if the trees and hedges were intact. There are trees further into the settlement</p> | <p>Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> <p>The contained nature of the parcel together with its topographical orientation limits views both in and out.</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) LOW</p> | | <p>Record a level for importance/value LOW</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development Note : If there is no other settlement close by, then record a High capacity as in visual terms there is no likelihood of coalescence of settlements</p> | <p>None</p> | | | <p><i>Value indicators include: Green spaces; natural corridor</i></p> <p>Record a level for importance/value</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | | |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|--|--|--|--|---|
| Summary | Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Value and importance of the character and views | The overall capacity of the land parcel |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> | <p>This single field parcel extending to some 6 acres, is characterised by its relatively level nature, although there is a perceptible, though gentle, slope towards the northwest. The other defining characteristic of the parcel is the extensive nature of the surrounding vegetation. There are tall hedges throughout with mature trees to the north and east. The trees in the grounds of the adjacent St. Erme House add to the density of tree cover. Biodiversity is therefore an important consideration for this parcel.</p> <p>There is a sense of antiquity in this corner of the village due to presence of St. Erme House and the farm buildings along the short section of what is locally known as Church Lane opposite the parcel. Access to the parcel would be feasible from this lane, although its capacity might be questionable.</p> <p>The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.</p> | <p>There is some intervisibility between the parcel and Trispen Hill, but for the most part there is good screening. It should be noted that when the large housing development scheduled for the field to the east of Trispen hill is complete, this view will be obscured. There are no views into the site from the south, and views from the parcel in this direction are framed by rising ground and the vegetated field boundary. There are more immediate views into the site from Church Lane and the few properties on the settlement edge at this point which are located opposite.</p> <p>The visual sensitivity is relevant, although not a defining or limiting feature of this land parcel.</p> | <p>Value lies in the contained nature of the parcel and its peripheral screening vegetation. The importance of the northern boundary screening along Church lane should not be ignored. Although not apparently listed as a scheduled monument, there is reputedly an ancient well located within this parcel. The parcel was identified as being suitable for housing development in the County Strategic Housing Land Availability Assessment (SHLA) for the period 2012 – 15. There is nothing in this assessment to contradict the suggestion allocation, subject to appropriate protections and conditions.</p> | <p>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>Should development proceed, protection and enhancement of the peripheral boundaries should be a primary aim. In addition, given the presence of an ancient well, such a feature could be uncovered, restored and made a focus of the open space related to the development.</p> <p>The inadequacy of the adjacent road to carry additional vehicle movements should mitigate against development of this parcel in the short and medium term.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 9 | ASSESSOR M Edwards, R Trethewey, C Pound | | DATE OF ASSESSMENT: 22/10/16 | | |
|--|--|--|---|--|---|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i> | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 1. Topography and drainage | A single field. An even, gentle slope to the north west. No obvious water present | Notable | Development would badly affect the topographical relevance to the character and setting, particularly in the higher, southern half. | Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i> Topography – the merging of the village settlement with the rising countryside to the south. | MODERATE / LOW |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value Moderate becoming HIGH to the south | |
| 2. Biodiversity | The field is surrounded by mature hedgerows. Native species with no invasive species seen There are well established mature trees in the hedgerow to the west side and the whole system could support protected species | Notable | The south and west margins of the field, with trees, would be badly affected if development was adjacent | Value indicators include : <i>Local Nature Reserve; semi natural habitats</i> Record a level for importance/value | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | MODERATE | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|---|--|---|--|-------------------------------|
| <p>3. Land cover and Land Use</p> | <p>Arable farming, most recently cereals. Grass growing through stubble at time of viewing. Well managed.</p> | <p>Notable</p> | <p>Character would change completely should development occur</p> | <p>Value indicators include: AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification.</p> <p>This character type is not crucial to the value of the parcel.</p> <p>Record a level for importance/value LOW</p> | <p>HIGH / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|--|--|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>Medium size field – 7 to 8 acres. The perimeter hedges are formed of native species – beech, oak , bramble, elder and are managed from time to time. Over 6' high at time of viewing with trees at the west side</p> | <p>Key This hedge and tree pattern defines the horizon of the village and is a strong feature for all properties at the settlement edge. An attractive vista</p> | <p>It acts as a firm boundary between the settlement and the countryside and this will be lost</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land.</p> <p>Suggests the presence of an old field pattern due to scale of trees</p> <p>Record a level for importance/value MODERATE</p> | <p>MODERATE / LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) Moderate? HIGH</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | | |
|---|--|--|---|---|---|--|
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> <p>Note : if there are no buildings in the land parcel beyond the settlement edge then record a Low capacity (meaning as there are no buildings there is a lesser capacity)</p> | None | | | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> <p>Record a level for importance/value</p> | LOW | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low) (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>Modern Housing, say 15/20% of the settlement edge built in 1970's with rear gardens facing the edge. A mix of modern materials.</p> | <p>Relevant</p> | <p>Limited extent of existing edge of settlement, so little sensitivity, although extent will be slightly increased when new housing east of Trispen Hill is completed.</p> | <p>Value indicators include: Conservation Area; TPO;</p> <p>This character type is not of significant value for this parcel.</p> <p>Record a level for importance/value High to Low</p> <p>LOW</p> | HIGH | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) LOW</p> | | | | |
| | | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|---|--|--|---|--------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>The northern edge of the site is a 6.5 metre road with a pavement on the north side of it and part of the western side is passed by another similar road leading into the Village. These roads are two of the main entrances to the village settlement. There are small verges on one side There are some modern houses (15/20% of the edge) rear gardens and fences. The roads have street lights and street signage. At this time outline P/Permission is in place for 65/85 properties on the field to the north of this plot. It is assumed that these will be completed.</p> | <p>Notable</p> | <p>Little sensitivity between land parcel and limited extent of settlement edge. Sensitivity will not increase significantly once new housing has been completed</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>Fully established Cornish hedges. From the edge of the settlement there is a significant slope rising to the southern perimeter boundary.</p> <p>Record a level for importance/value High to Low</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) LOW</p> | | <p>LOW</p> | |
| <p>8. Historic Features</p> <p>Note : if there are no features in this land parcel then record a High capacity (meaning there are no historic features sensitive to change)</p> | <p>None</p> | | | <p>Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i></p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/ value</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> | <p>The manner in which the southern boundary encloses the village with its tree-lined skyline is a distinctive feature of this parcel</p> | <p>Notable</p> | <p>In order to maintain the sense of enclosure any development south of the mid-point of this parcel should be avoided at all costs in order to maintain the visual integrity of the tree-lined skyline feature.</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>The value lies in the enclosing tree-lined skyline boundary to the parcel</p> <p>Record a level for importance/ value</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)MODERATE</p> | | <p>MODERATE</p> | |
| <p>10. Transport pattern</p> <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | <p>There are no PROWs The bottom of Eglos Road is the settlement arrival point as the present. The settlement edge is clearly seen from this road. There are some road markings and streetlights on the north side of the road and a BT Box with some modern signage edge and part of Trispen Hill is to the west side. The road has a pavement on one side</p> | <p>Notable</p> | <p>Any further increase in lighting and signage would increase sensitivity.</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Little contribution to the landscape character</p> <p>Record a level for importance/value</p> | <p>HIGH / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>LOW</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|----------------------------------|---|--|--|---|-----------------|
| 11. Aesthetic and sensory | There are some noises of a built up urban environment close by but reasonably quiet. There may be some light pollution at night and this may increase with the new estate planned immediately to the North | Relevant | Increase in traffic due to impending development opposite, will raise level of sensitivity | Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness;</i> <i>memories</i> | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | Record a level for importance/value The marginal nature of this village edge is of some importance MODERATE | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|--|---|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none">• relevant?• notable?• key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Arable farmland cultivated with modern techniques. Character similar to elsewhere surrounding the village. | Notable | There are fully developed Cornish hedges with varied species. These could be reduced or lost | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> Boundary hedgerow features in good condition and of value, but no more or less so than the generality of parcels surrounding the village Record a level for importance/value MODERATE | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|---|---|--|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> | <p>Well maintained and mature hedges surrounding a plot of arable land Modern houses present on 10 – 15% of perimeter (on northern edge only). No public access, but roads along south and west perimeter</p> | <p>A well used road that is the southern entrance to part of the village and housing estates nearby. One of the most viewed parcels surrounding the village especially for those travelling SOUTH down Trispen Hill.</p> | <p>Particular vantage point –entrance to field from road The field can also be seen quite clearly by travellers southbound on Trispen Hill, from which a panorama of the western skyline hedge with mature trees can be seen. This view is also available from the A39, Trispen By Pass and the top of Eglos Road</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value A scenic view in most directions, but especially of value when travelling south FROM the village</p> <p>Record a level of visual sensitivity High to Low</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.15 of the methodology)</p> | | <p>HIGH</p> | |

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|---|---|---|--|--|-----------------------|
| 14 Approach to the settlement edge | The parcel is at the junction of Trispen hill and Eglos road; a significant confluence of routes just off the A£(junction. There is a real sense of arrival with the slope up towards the existing ridge line settlement and sight of the housing to the East. Street lights are seen. Road signage. | Many visitors and road users and inhabitants of the housing to the east. The new housing estate dwellers (to the immediate north) will have a clear view into the field with the higher southern boundary being their horizon. | Particularly significant because seen by so many people. It is the location where the majority of those entering and departing the village pass. | Value indicators include: <i>Cultural associations; historic ad natural features</i> | LOW / MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH | | Value is in the rising sweep of well managed farmland that contains the village when viewed from the north. The tree-lined boundary hedge is of particular value in providing a rural backdrop to the village. Record a level of visual sensitivity High to Low MODERATE | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|--|---|
| Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape | Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i> | Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12) | Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14) | What is the value and importance of the view? (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|---|--|---|--|--|------------------------|
| <p>15 Visual appearance and scale</p> | <p>Yes, there will be a new housing estate built in the sloping field immediately to the north but the existing settlement edge on the ridge (The Old Smithy and the edge of Broad View and Treworgan View) will still be clearly defined – built post 1970 mostly with modern materials. The new housing may filter into the new southern edge and be partially obscured by hedges on either side of the road There are also houses to the east backing on to the edge, built 1970s</p> | <p>Road users mostly as this area is a busy entrance to the village</p> | <p>Assuming the completion of the proposed housing to the east of Trispen Hill, sensitivity of the settlement edge will be increased</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> <p>Given the extent of the settlement edge will not exceed 25% even with the new development only Moderate value can be attached to this characteristic.</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>Record a level for importance/value MODERATE</p> | |
| <p>16 Important views, sightlines and vistas</p> | <p>The Mediaeval Parish Church, seen over the trees to the east and a wide view of the rolling farmland south of the village and also beyond the A30 to the west</p> | <p>The significant use of Trispen Hill by those entering and PARTICULARLY leaving The village means that very large numbers of people are aware of views in and out of the parcel</p> | <p>Important views INTO the site especially of the higher ground when viewed from Trispen Hill when leaving the village going south, and similarly from Eglos Road</p> | <p>Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> <p>The value of the skyline enclosing tree-lined hedgerow is a very significant element and provides great value.</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH</p> | | <p>Record a level for importance/value HIGH</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|--|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development</p> | <p>There is no possible merging of the settlement edge with another settlement</p> | | | <p>Value indicators include: Green spaces; natural corridor</p> <p><i>Green spaces looking south. The present edge of settlement is shielded from this site because of the ridge position</i></p> <p>Record a level for importance/value</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | | |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|--|---|---|---|--|
| Summary | <p>Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Value and importance of the character and views</p> | <p>The overall capacity of the land parcel</p> |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> | <p>The parcel is characterised by being a relatively large single field (approx. 8 acres), with strongly developed tree-lined boundaries on all sides which slopes gently and evenly to the northwest. These features are the distinctive elements of the parcel. Biodiversity is of importance due to the field boundaries. The settlement edge is barely 15% of this parcel, although this will increase when the field to the east of Trispen is developed. The transport pattern is of little significance, since both Eglos Road and Church Lane provide potential access from the northern edge of the parcel. The condition of the parcel is good but unremarkable, like most others surrounding the village. There are no historic features which add to the landscape character of the parcel. The aesthetic character is somewhat downgraded due the proximity of the busy Trispen Hill.</p> <p>The landscape character sensitivity is relevant, and for the higher southern part of the parcel is a defining and limiting feature of this land parcel. This is due to the importance which the elevated southern half of the parcel provides as a “backdrop” and sense of containment for this side of village.</p> | <p>There are currently views into the site from Trispen Hill which will be slightly reduced once the housing development to the east of Trispen Hill is completed. Nonetheless, the importance of the “framing effect” of the rising ground to the south contained by the parcel’s tree-lined hedgerow cannot be overemphasised in terms of providing a strong, visually enclosing setting for the village.</p> <p>The visual sensitivity is very relevant, particularly for the southern more elevated half of this parcel, and should be considered a defining and limiting feature of the parcel.</p> | <p>There is much value in the rising sweep of well managed farmland that provides visual containment to the village when viewed from Trispen Hill travelling south. The southern tree-lined boundary hedgerow is particularly important in providing a rural backdrop to the village.</p> | <p>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THE NORTHERN, LOWER HALF OF THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>HOWEVER, THE MORE ELEVATED AND VIUSUALLY IMPORTANT SOUTHERN HALF HAS THE LESSER CAPACITY OF MODERATE / LOW</p> <p>The Moderate capacity designation really only applies to the northern half of the parcel, since the southern more elevated half of the parcel is significantly more visually sensitive, providing as it does the essential framing landscape for the southern edge of the village. This function will continue even after the development on the east side of Trispen Hill has been completed, and at that stage may become even more significant.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : PARCEL 10 | ASSESSOR: Phil Hodgkinson, Clive Grose, Phil Jones | | DATE OF ASSESSMENT: 22.10.16 | | |
|--|--|---|--|---|--|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p><i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i></p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.7)</p> | <p>How could future development affect this characteristic? (Refer to para 2.8)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>1. Topography and drainage</p> | <p>Long and narrow, sloping down to the south, from approx 100m contour line to the 80m line. There is no water present but the land has been prone to some local flooding, and is identified as such on flood maps, and there is some water logging at the southern end</p> | <p>Notable</p> | <p>The sensitivity to development is high in terms of topography due to the even slope which extends for a large proportion of the settlement edge on the west side.</p> | <p>Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i></p> <p>Value is in the extent to which this feature extends along the village edge</p> | <p>LOW / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | <p>Record a level for importance/value MODERATE</p> | |
| <p>2. Biodiversity</p> | <p>Well established hedges with trees in hedgerows. Southern (lower) part is a wet area; although no standing water evident. No invasive species noted</p> | <p>Notable</p> | <p>Extent of boundary tree-lined hedgerow is considerable in terms of the parcel area due to elongated nature of the parcel</p> | <p>Value indicators include : <i>Local Nature Reserve; semi natural habitats</i></p> <p>Value due to extent of boundary hedgerows which are likely to containing species which would be disturbed by development</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | <p>Record a level for importance/value MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--|---|---|--|------------------------|
| <p>3. Land cover and Land Use</p> | <p>Improved grassland. Largely arable, some crop use</p> | <p>Notable</p> | <p>This characteristic is more important than may initially be thought due to setting this particular land use provides to the village on this side</p> | <p>Value indicators <i>include: AONB;AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification.</i> The south-eastern corner is part of the AGLV (Area of Great Landscape Value) which extends to the southwest. Record a level for importance/value MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|---|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.7)</p> | <p>How could future development affect this characteristic? (Refer to para 2.8)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>Single unusually elongated field unusual pattern (for the area is as a result of the alignment adjacent A39 "bypass". Hedgerow on northern boundary. Hedgerow with mature trees adjacent to Trispen Hill. Top of A39 cutting has well developed hedgerow from which trees will mature.</p> | <p>Notable</p> | <p>Any development would mask the pattern of field and hedgerow.</p> | <p>Value indicators include: <i>Ancient woodland; TPO; Anciently enclosed land.</i> The provision of a valuable foreground setting to the village when viewed from the extremely busy A39. This value would be enhanced if the land became recreational woodland.</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | <p>Record a level for importance/value MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|---|---|---|---|---|---|--|
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>No individual buildings</p> | | | <p>Value indicators include : <i>Listed Buildings; Schedule Monuments.</i></p> <p>Record a level for importance/value</p> | <p>LOW</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>THIS SECTION IS ANSWERED AS IF THE DEVELOPMENT TO THE EAST OF TRISPEN HILL IS ALREADY BUILT. Old forge building (stone and slate construction) is the only building on the northern boundary and it is opposite new development in a small cul-de-sac. This is of 20^t century construction.</p> | <p>Notable</p> | <p>Sensitive because the assumption is that the field to the east of Trispen Hill will be developed thereby increasing building along that edge (although separated by the road) from 25% edge to 75% edge development.</p> | <p>Value indicators include: <i>Conservation Area; TPO;</i></p> <p>The new build is unlikely to add to the quality of the settlement edge, by taking away an open field.</p> <p>Record a level for importance/value High to Low</p> | <p>HIGH / MODERATE</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | | | |
| | | <p>Column 2 Description</p> | <p>Column 3 Sensitivity</p> | <p>Column 4 Sensitivity</p> | <p>Column 5 Value</p> | <p>Column 6 Capacity</p> |
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.7)</p> | <p>How could future development affect this characteristic? (Refer to para 2.8)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|--|--|--|---|---|------------------------|
| <p>7. How does the edge of the settlement meet the wider land parcel?</p> <p>If the boundary is a highway, what is the nature of the highway in its width, verges, hedges, pavements, street lights, signage?</p> | <p>Currently less than 20% of the parcel is bounded by the settlement, but this will increase to almost 50% once the approved housing is located to the east of Trispen Hill.</p> <p>On the short northern boundary the edge is urbanised whereas the existing and proposed housing to the eastern side of Trispen Hill is separated from the parcel by a busy road with a tree-lined hedgerow boundary.</p> <p>The settlement edge is strongly defined and does not relate well to landscape features such as topography.</p> | <p>Notable</p> | <p>Future development within the parcel would be likely to follow the pattern of current (and new) development in both terms of layout, style and topographical impact.</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>The way the settlement edge (both existing and proposed) meets the land parcel is mitigated by the effect of Trispen Hill and its associated tree-lined hedgerow to the west.</p> <p>Record a level for importance/value High to Low</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> <p>MODERATE</p> | | <p>MODERATE</p> | |
| <p>8. Historic Features</p> | <p>None</p> | | | <p>Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i></p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>Record a level for importance/ value</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.7)</p> | <p>How could future development affect this characteristic? (Refer to para 2.8)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> | <p>This parcel is distinctive in that it creates a buffer between A39 and settlement, and the landform itself is a distinctive feature together with the tree-lined eastern hedgerow boundary which curves attractively alongside Trispen Hill.</p> | <p>Key</p> | <p>Should the parcel be developed the crucial buffer that exists through this parcel would be lost to the serious detriment of the village setting. The distinctive features as described are very sensitive to potential development.</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>The value is in the sensitivity described in the adjacent column.</p> <p>Record a level for importance/ value</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | <p>HIGH</p> | |
| <p>10. Transport pattern</p> | <p>Roads surround some 90% of this parcel and define its character. A39 to west A3076 to east (Trispen Hill) with verges and pavement Highway wide. With signage and lighting? No parking yellow lines on Trispen Hill.</p> | <p>Key</p> | <p>A39 provides an important sense of approach and A3076 provides sense of arrival into the village. Both roads' relationships with the village character are very sensitive.</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Value is in the defining characteristic for the village that the transport pattern around this parcel provides.</p> <p>Record a level for importance/value</p> | <p>LOW</p> |
| <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) HIGH</p> | | <p>HIGH</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|----------------------------------|---|--|--|---|------------------------|
| 11. Aesthetic and sensory | The parcel suffers from road noise. There is some light pollution from both roads at night. Despite these negative aspects, there is a pleasing sense of place especially towards the southern end with views to the open rising countryside to the south | Relevant | | Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness;</i> <i>memories</i> | HIGH / MODERATE |
| | | | | This characteristic is not a truly valuable aspect of this parcel Record a level for importance/value LOW | |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|--|--|---|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none">• relevant?• notable?• key? (Refer to para 2.7) | How would development affect this characteristic? (Refer to para 2.8) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | Well managed. Parcel is typical of the well managed "farmscape" associated with the periphery of the village. | Notable | Sensitivity to development is similar to most other land parcels surrounding the village | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> The value as well managed farmland is similar to the generality of other parcels surrounding the village Record a level for importance/value MODERATE | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|--|---|--|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> | <p>The parcel is seen almost in its entirety from the A39 when approaching from the south. Also views into the parcel from the southern end of Trispen Hill on approach to the village; less so from the north. Partial view from settlement as it exists, but views into the parcel will increase after construction of the approved development to the east of Trispen Hill. Land parcel screened by mature hedges on settlement side and by new hedge planting along A39.</p> | <p>Notable tending to Key, since this is the parcel on view to more people entering and leaving the village than any other. Also the parcel most viewed from the A39.</p> <p>Existing and approved new housing houses on Trispen Hill also have views into the parcel.</p> | <p>Generally from passing traffic. There is a view of the parcel from the A39, and as the village is approached from the south, making views into the site sensitive from a number of locations which will only increase in the future.</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value</p> <p>Whilst the values of the views are limited by the surrounding development when looking INTO the site, they are more important when looking OUT, particularly towards the enclosing landscape that rises to the south. This provides a rural setting and tree-lined skyline to the village which is of great relevance.</p> <p>Record a level of visual sensitivity High to Low</p> | <p>LOW</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH</p> | | <p>HIGH</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|--|--|---|---|---|-----------------------|
| 14 Approach to the settlement edge Note : if there is no direct access to the settlement in this land parcel then record a Low capacity (meaning there is no current access) | Although bounded by a tree-lined hedgerow, this parcel is the most significant of all in terms of its relationship with the approach to the settlement edge. See also description for parcel 9. | There is a sign on the A39 indicating the boundary of the parish as you approach the village A gateway allows access to the parcel from Trispen Hill | The southern approach to the settlement edge is the most sensitive and will become more so with development to the east of Trispen Hill | Value indicators include: <i>Cultural associations; historic ad natural features</i> | LOW / MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) HIGH | | Value is in the sensitivity described in column 4 Record a level of visual sensitivity High to Low MODERATE | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|--|---|---|
| Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape | Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i> | Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12) | Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14) | What is the value and importance of the view? (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 15 Visual appearance and scale | Houses at top of field mix old and modern Settlement edge obscured By hedges and trees especially along Trispen Hill. New house will be more exposed for a considerable period of time | Limited view by people passing along roads, | The volume of people passing and moving in and out of the village here makes the parcel more sensitive than it otherwise might be. | Value indicators include: <i>local stone; traditional construction methods/materials</i> The imposition of many more houses to the east of Trispen Hill will reduce the value of this characteristic. | HIGH / MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE | | Record a level for importance/value LOW | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|---|--|--|---|--|------------------------------|
| <p>16 Important views, sightlines and vistas</p> | <p>The settlement edge is very visible from the parcel and will become more so after development to the east of Trispen Hill. Slight view of just the top of the church tower from inside parcel</p> | <p>Views from the A39, views on approach to village "GATEWAY" feeling. Vistas from the parcel looking south.</p> | <p>Sensitivity is principally in the view looking south to the enclosing pattern of farmland. In particular the tree-lined hedgerow skyline</p> | <p>Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> | <p>LOW / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>Record a level for importance/value</p> <p>HIGH</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development</p> | <p>None</p> | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | <p><i>Value indicators include: Green spaces; natural corridor</i></p> <p>Record a level for importance/value</p> | <p>HIGH</p> |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|---|---|--|---|---|
| Summary | <p>Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth</p> | <p>Value and importance of the character and views</p> | <p>The overall capacity of the land parcel</p> |
| <p>18. For this land parcel summarise all of the detail recorded through the table.</p> <p>Create a summary of the sensitivity of the character of the settlement edge, the sensitivity of the viewer and views themselves, and the value placed upon these elements. Summarise the value of the landscape and settlement edge in terms of</p> <ul style="list-style-type: none"> • presence of local and national designations; • landscape quality; • scenic quality; • rarity; • conservation interest; • recreational value; • perception; • cultural associations. <p>Following the summary highlight visual elements or features of character which are considered key. These will be seen to carry a greater weight in terms of their significance to the local character.</p> <p>There is also opportunity to record elements which detract from the character/views where there is scope for enhancement/improvement.</p> <p>In the final column make an overall capacity judgement based on the previous columns describing overall sensitivity and value.</p> | <p>The land parcel is characterised by its linearity and consistent moderate southerly slope within this single field. The character is further enhanced by the well developed eastern boundary adjacent to Trispen Hill which contains many mature native trees. The western boundary is also well vegetated and will become more important when the planting associated with the 20 year old bypass develops to maturity. There is an extremely small settlement edge only in the north. The transport pattern further defines the parcel in that it is some 90% surrounded by busy roads and the parcel is perhaps the most viewed of all the parcels surrounding the village.</p> <p>There is much in terms of landscape character sensitivity to suggest this parcel should remain undeveloped.</p> | <p>In terms of approach to the settlement edge, this parcel is the most significant of all in terms of its relationship with the village. The parcel is seen almost in its entirety from the A39 when approaching from the south. Also views into the parcel from the southern end of Trispen Hill on approach to the village; less so from the north. The settlement edge is very visible from the parcel and will become more so after the development to the east of Trispen Hill is completed. The quality of the views south from this parcel give a superb setting to the village and this will become even more important with the arrival of development to the east of Trispen Hill.</p> <p>There is much in terms of visual sensitivity to suggest this parcel should remain undeveloped.</p> | <p>A small part of the southern end of the parcel is designated AGLV (Area of Great Landscape Value). The most significant value provided by the parcel is in its provision of a valuable foreground landscape setting to the village. Most evident from the A39 bypass when travelling north, the parcel provides the initial impression of the village. This value would be further enhanced in the light of the imminent development to the east of Trispen Hill if it were to become a combination of community woodland and managed public open space.</p> | <p>THERE IS MODERATE / LOW CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>The capacity for development of this parcel has to be viewed in the context of the imminent development of the land parcel to the east of Trispen Hill, making this parcel even more relevant in providing a landscape "buffer" to the village than it does at present. The possibility of utilising this land parcel for community woodland, thus providing screening to and from the village, and public open space would be worth considering.</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| LAND PARCEL NUMBER : Plot 11 | ASSESSOR: M Edwards and C Grose | | DATE OF ASSESSMENT: 25/11/2016 | | |
|--|---|--|--|--|---|
| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
| Character 'What elements come together to create the character of this land parcel' <i>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</i> | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How could future development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 1. Topography and drainage | Level. The plot is divided into two small fields that are on the edge of the plateau area No water present | Relevant | The settlement edge , which can be seen in outline from some distance would be highlighted by filling a gap that would be at the edge of the by-pass cutting slope | Value indicators include : <i>Critical drainage areas; Fluvial floodplain; Tidal creeks; RIGS sites</i> Topography is not of significant value for this parcel | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology) | | Record a level for importance/value LOW | |
| 2. Biodiversity | There is a mature hedge on the western perimeter, adjoining the A39 - a Cornish wall with mature hedge on top containing largely native species including gorse and blackberry. There is a small copse of native trees between the two fields There are no obvious wet areas | Relevant | Potential loss of habitat for short section adjacent to road through disturbance rather than any likely vegetation removal | Value indicators include : <i>Local Nature Reserve; semi natural habitats</i> Hedgerow, developing scrub and tree-lined hedgerow of value. Record a level for importance/value | MODERATE |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low).MODERATE (Refer to para 2.9 to 2.10 of the methodology) | | MODERATE | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|--|--|--|--|---|-------------------------------|
| <p>3. Land cover and Land Use</p> | <p>The eastern side, nearest Trispen Hill has been 'wild' for several years and is covered in bracken and bramble and other growth, sometimes to a height of 3'. The smaller field, behind Broad View is used for chicken and duck husbandry</p> | <p>Relevant</p> | <p>The small poultry enterprise would be lost although the larger field is unused at present and is growing wild</p> | <p>Value indicators include: AONB; AGLV; Historic Parks and Gardens; World Heritage Site; Agricultural Land Classification. Small poultry enterprise which fits easily into the setting. Also land-cover effectively "reverting to nature" is of value.</p> <p>Record a level for importance/value MODERATE</p> | <p>HIGH / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low).LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|--|---|---|---|--|
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>4. Field and woodland pattern</p> | <p>Small – say 1 acre and the smaller field half acre</p> <p>The hedges are of native species and next to the A39 is a Cornish wall There is a small cops of trees where the two small field meet – native species</p> | <p>Relevant</p> | <p>Very small fields surrounded by urban development and a main road. The western edge would continue the existing ridge line</p> | <p>Value indicators include: Ancient woodland; TPO; Anciently enclosed land.</p> <p>Value related to the screening effect of the boundary hedgerow against A39</p> | <p>HIGH / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology)</p> | | | <p>Record a level for importance/value MODERATE</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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|---|--|--|---|--|---|--|
| <p>5. Individual buildings beyond the settlement edge which are within the land parcel or on its boundary.</p> | <p>None</p> | | | <p>Value indicators include : Listed Buildings; Schedule Monuments.</p> <p>Record a level for importance/value</p> | <p>LOW</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| <p>6. Describe the existing buildings along the settlement edge.</p> | <p>There are 5 houses on Trispen Hill, to the east, 4 which face this plot in a small close and one detached house where the rear looks on to it Built from 1960/1970s with modern materials To the north, separated by a wide footpath is a recently completed modern estate and on the south side is a small estate built in 1970s where the rear gardens face the smaller field</p> | <p>Relevant</p> | <p>Sensitivity not particularly relevant due to range of design styles adjacent, but further development would lose the opportunity to screen the existing developed edge which would add to village character.</p> | <p>Value indicators include: Conservation Area; TPO;</p> <p>The parcel has value as a buffer between the A39 and the village edge and has potential for more in this regard</p> <p>Record a level for importance/value High to Low</p> | <p>MODERATE</p> | |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). MODERATE (Refer to para 2.9 to 2.10 of the methodology)</p> | | | | |
| | | <p>Column 2 Description</p> | <p>Column 3 Sensitivity</p> | <p>Column 4 Sensitivity</p> | <p>Column 5 Value</p> | <p>Column 6 Capacity</p> |
| <p>Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



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| <p>7. How does the edge of the settlement meet the wider land parcel?</p> | <p>It is a well defined urban edge covering 50% plus of parcel edge</p> <p>The main A39 trunk road is on the west, at a lower level and with a wide verge and there is housing on the other sides.</p> <p>The developments at the settlement edge appear as "skyline" intrusions and do not feel an integral part of the landscape. They are part of the established development of the settlement.</p> | <p>Key</p> | <p>The urban edge would be moved westward and also would become even more visible from the south.</p> | <p>Value indicators include: <i>Conservation Area; TPO; Listed Buildings Schedule monument; ridges and skylines; original stone walls or Cornish hedges</i></p> <p>The existing settlement edge forms an abrupt and intrusive skyline when approaching from the south. Although the value is negative in visual terms it has a degree of importance.</p> <p>Record a level for importance/value High to Low</p> <p>MODERATE</p> | <p>LOW / MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |
| <p>8. Historic Features</p> | <p>None</p> | | | <p>Value indicators include: <i>Heritage Coast; Historic Battlefield; Listed Buildings; Schedule Monuments; Ancient sites; Field patterns.</i></p> <p>Record a level for importance/ value</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology)</p> | | | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|--|--|
| <p>Character 'What elements come together to create the character of this land parcel'</p> <p>Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas.</p> | <p>Your description of the landscape character <i>Record your descriptive information for each heading</i></p> | <p>Relationship with the character of landscape type /or the rest of the settlement edge? Is it</p> <ul style="list-style-type: none"> • relevant? • notable? • key? <p>(Refer to para 2.6)</p> | <p>How could future development affect this characteristic? (Refer to para 2.7)</p> | <p>What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>9. Distinctive features</p> | <p>The position on the edge of the ridge containing the historic settlement is a distinct feature</p> <p>The small field and the flocks of poultry are a well established feature</p> | <p>Notable</p> | <p>Development would aggravate the intrusive nature of the settlement edge.</p> | <p>Value indicators include :<i>Cultural associations; arts; performance; stories/legend</i></p> <p>Skyline edge of existing settlement is distinctive in a negative way</p> <p>Record a level for importance/ value MODERATE</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) MODERATE</p> | | | |
| <p>10. Transport pattern</p> | <p>There is a wide and tarmac PROW to the north of the parcel, leading across the A39 towards St Allen along the plateau area and the larger field can be approached via a short private road from Trispen Hill. Access to the smaller field is only via the footpath and an easement towards the gate</p> <p>The A39 is the western boundary and a dominant element in terms of the character of this parcel</p> | <p>Key</p> | <p>The PROW will remain although access to the plot may only be possible from the entrance from Trispen Hill, used by the 4 houses to the east</p> | <p>Value indicators include: PROW; National Trails; tourist routes : local notable routes in guide books</p> <p>Definition of the western edge by A39 is of significance.</p> <p>Record a level for importance/value</p> | <p>LOW / MODERATE</p> |
| <p>Note : If no highway(s) border or are within the land parcel then record a Low capacity (meaning there is a low capacity for change as this is undeveloped land)</p> | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). HIGH (Refer to para 2.9 to 2.10 of the methodology)</p> | | <p>MODERATE</p> | |

FIELD ASSESSMENT RECORD - LOCAL LANDSCAPE CHARACTER ASSESSMENT STAGE 2 - SETTLEMENT EDGE ASSESSMENT



| | | | | | |
|----------------------------------|---|---|---|--|-------------|
| 11. Aesthetic and sensory | There is traffic noise from the A39 and possibly some light pollution from both the road and the housing nearby where there are streetlights. Birdsong was heard. | Notable | Development here would have greater disruption from the A39 | Value indicators include: <i>Tranquillity</i> <i>Remoteness ; Wildness;</i> <i>memories</i> Little aesthetic quality here, sandwiched between the A39 and settlement edge. Record a level for importance/value LOW | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.9 to 2.10 of the methodology) LOW | | | |

| | Column 2 Description | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|---|---|---|--|--|---|
| Character 'What elements come together to create the character of this land parcel' Use the environmental mapping from your LLCA Stage 1 assessment to substantiate the detail of protected features and or landscape areas. | Your description of the landscape character <i>Record your descriptive information for each heading</i> | Relationship with the character of landscape type /or the rest of the settlement edge? Is it <ul style="list-style-type: none"> • relevant? • notable? • key? (Refer to para 2.6) | How would development affect this characteristic? (Refer to para 2.7) | What is the value and importance of the character of landscape (Refer to para 2.16 to 2.22) | Record a value using the matrix in the methodology |
| 12. Condition | The smaller field is managed for poultry but the larger one is unmanaged; "returning to nature" On 3 sides there is urban development but on the other side is the vegetated boundary with the A39 | Relevant | There will be a loss of the poultry enterprise, but poor management condition generally. | Value indicators include: <i>AGLV; well maintained; rarity of landscape character or features</i> Little or no evidence of management; poor condition. Record a level for importance/value LOW | HIGH |
| | | Combine column 3 and 4 to record a level of sensitivity (High to Low). LOW (Refer to para 2.9 to 2.10 of the methodology) | | | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|--|---|---|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen Record your descriptive information for each heading</p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>13 Views from points of public access</p> <ul style="list-style-type: none"> • | <p>This parcel can be seen from Trispen Hill and the PROW leading west from the Post Office and the small easement giving access to the smaller field</p> <p>The houses nearby on the settlement edge can be glimpsed from minor roads on the western side of the A39</p> | <p>Notable. Long range view from the A39 when approaching from Truro in the south. Also, residents in adjoining houses and walkers in Trispen Hill</p> | <p>Mostly from specific points such as the A39 rather than the PROW and the smaller roads.</p> | <p>Value indicators include: AONB; AGLV; scenic and landscape quality; recreational value The issue is not so much the view of the parcel, but the potential prominence of any development on it.</p> <p>Record a level of visual sensitivity High to Low</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>MODERATE</p> | |
| <p>14 Approach to the settlement edge</p> | <p>On PROW or via Trispen Hill – private road which at present is the only vehicular access. This is not an “approach to the settlement edge situation.</p> | <p>Views limited to Public Right of Way users; no real sense of approach to the settlement edge.</p> | <p>Since this is not an “approach to the settlement edge” except via the adjacent Public Right of Way, the sensitivity is low.</p> | <p>Value indicators include: Cultural associations; historic ad natural features</p> <p>This category not of great relevance, since access is effectively via PRIVATE road, and there is no sense of approach within the terms of the category description.</p> | <p>HIGH</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) LOW</p> | | <p>Record a level of visual sensitivity High to Low LOW</p> | |

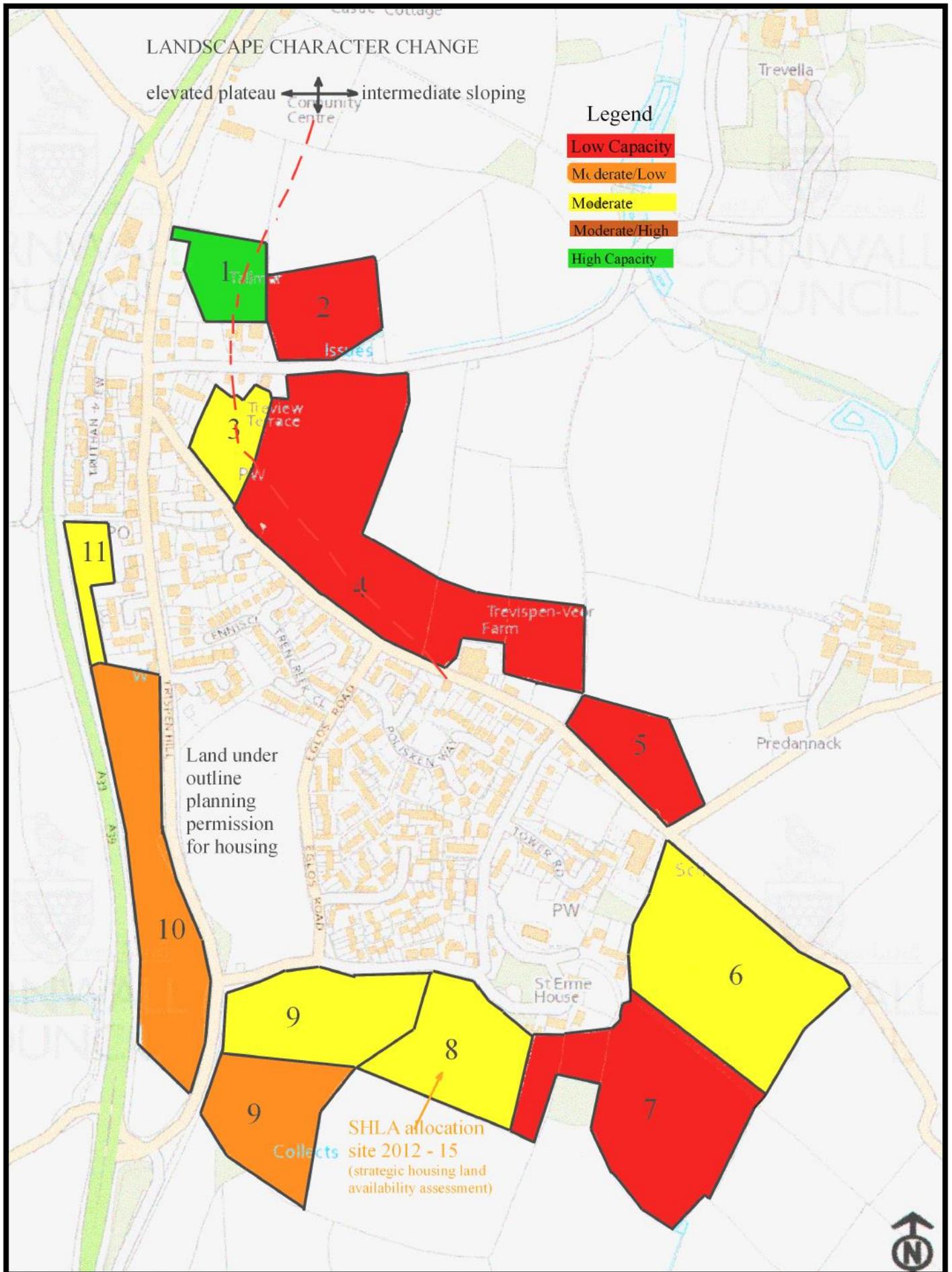
| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|--|--|---|--|--|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>15 Visual appearance and scale</p> | <p>The edge of the settlement is clearly seen – the housing to the south and west although there are high hedges on one side of the PROW to the north , partially screening the new estate. There are views to the west from this site – as far as Carn Brea 8 miles although much is screened by the hedge to the west.</p> | <p>Walkers and residents in nearby properties – (say 30/35 people). Also from the A39.</p> | <p>Specific points and passers by on PROW. Partially obscured by A39 boundary vegetation, but prominence gives a level of sensitivity</p> | <p>Value indicators include: local stone; traditional construction methods/materials</p> <p>Skyline location gives value though not positively</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>Record a level for importance/value MODERATE</p> | |
| <p>16 Important views, sightlines and vistas</p> | <p>Good views looking west and North West</p> | <p>Relevant</p> | <p>Settlement edge is quite highly visible therefore a level of sensitivity exists</p> | <p>Value indicators include: AONB; scenic and landscape quality; recreational value; historic features; Listed Buildings; Schedule Monuments; features in guide books, tourist maps</p> <p>Skyline location gives value though not positively</p> | <p>MODERATE</p> |
| | | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology) MODERATE</p> | | <p>Record a level for importance/value MODERATE</p> | |

| | Column 2 | Column 3 Sensitivity | Column 4 Sensitivity | Column 5 Value | Column 6 Capacity |
|--|---|---|--|---|---|
| <p>Visibility of the settlement edge <i>'The way people see the settlement edge'</i> Assess the views within the land parcel looking out and from outside looking back at it from the surrounding landscape</p> | <p>Your description of how the settlement edge is seen <i>Record your descriptive information for each heading</i></p> | <p>Who has a view of the edge? How many people? How sensitive would they be to changes in the view? (Refer to para 2.11 to 2.12)</p> | <p>Is the view representative of an experience when passing along a route or is it from a specific vantage point? (Specific viewpoints may indicate a greater visual sensitivity) (Refer to para 2.13 to 2.14)</p> | <p>What is the value and importance of the view? (Refer to para 2.16 to 2.22)</p> | <p>Record a value using the matrix in the methodology</p> |
| <p>17. Visual merging of development</p> | <p>None</p> | <p>Combine column 3 and 4 to record a level of sensitivity (High to Low). (Refer to para 2.15 of the methodology)</p> | | <p><i>Value indicators include: Green spaces; natural corridor</i></p> <p>Record a level for importance/value</p> | <p>HIGH</p> |

| | Character sensitivity | Visual sensitivity | Value judgement | Capacity |
|---|--|--|--|--|
| Summary | Character of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Visibility of settlement edge in its landscape setting sensitivity and vulnerability to settlement growth | Value and importance of the character and views | The overall capacity of the land parcel |
| 18. For this land parcel summarise all of the detail recorded through the table. | <p>This small level site comprising two minute fields has some biodiversity value, both on the western A39 boundary and through the native species on the dividing hedgerow. The settlement edge imposes on the northern and eastern edges and there is a PROW along the northern edge of the parcel, which together with the impact of the adjacent A39 makes the transport pattern a dominating influence. There are no historic features on the parcel and its condition is rather less managed than most other parcels. There is distinctiveness however it the parcel's position on the edge of the dominant ridgeline that runs right through the village.</p> <p>The landscape character sensitivity is relevant, although not a defining or limiting feature of this land parcel.</p> | <p>The parcel, and the settlement edge immediately adjacent, can be seen from Trispen hill, from the PROW along its northern edge and from the properties that overlook it immediately to the east. There are also long-range views from the A39 when approaching from the south. Such is the "skyline" location, that the settlement edge is also seen from the west, a feature not common when considering views of the edge from all points of the compass.</p> <p>The visual sensitivity is very relevant, and a defining and limiting feature of this land parcel.</p> | <p>The value of this small parcel lies not in its landscape character, which is of no great merit, but in its elevated and visually exposed location. Although the parcel itself is mainly viewed from the southern quadrant, any development on the land would move the settlement edge right up to the A39. This would significantly intrude into how the village is currently perceived from many viewpoints.</p> | <p>THERE IS MODERATE CAPACITY FOR HOUSING DEVELOPMENT WITHIN THIS SETTLEMENT EDGE LAND PARCEL.</p> <p>In the event that development proceeds on this parcel, the visual prominence and the potential redefining of the settlement edge at this most elevated of all locations indicates that only single storey development should be permitted, and peripheral screen planting provided.</p> |

Appendix 4

Plan No 2 – Capacity for Change of Settlement Edge Land Parcels with Interpretation of Tables



Land Parcel 1



Land Parcel 2



Land Parcel 3



Land Parcel 4



Land Parcel 4



Land Parcel 4



Land Parcel 4



Land Parcel 4 – Adjoining Access Road



Land Parcel 4 Adjoining Access Road



Land Parcel 5



Land Parcel 5 – Adjoining Access Road



Land Parcel 6



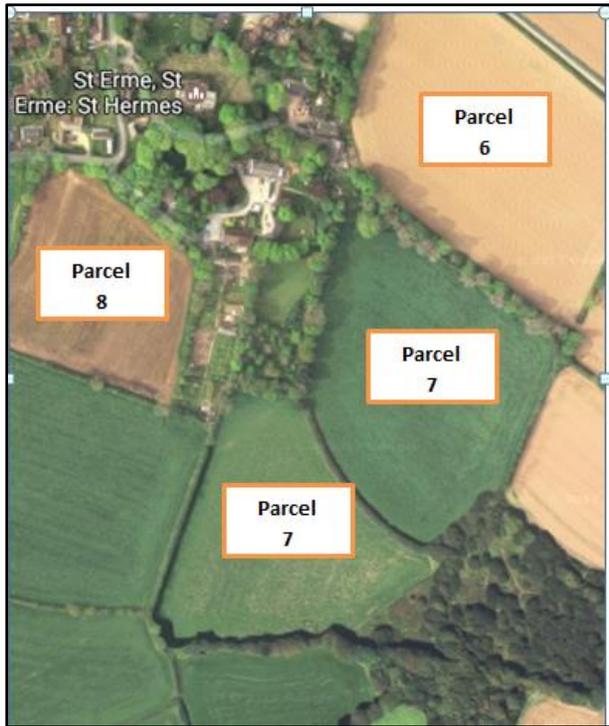
Land Parcel 6



Land Parcel 6 – Adjoining Road



Land Parcel 7



Land Parcel 8



Land Parcel 8 – Adjoining Road



Land Parcel 9



Land Parcel 10



Land Parcel 11



Land Parcel 11



Land Parcel 11



Land Parcel 11

