

# **Appendix A**

**Falmouth & Penryn Housing Evidence  
Report: Environmental Assessment**

**Town Framework Plans – Urban Extensions Assessment**  
**Desk Based Environmental Assessment – Falmouth and Penryn**

Cell Number: 1	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	The entire area of cell 1 is covered by the AONB designation.	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	Four small areas within this cell are covered by Tree Preservation Orders Falmouth Golf Club _ open area protected by Carrick Local Plan Policy 10D	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation / Not adjacent to designation	
Ecological assets – CWS, LNR, BAP habitat	A small area to the eastern corner of the cell is covered by a Cornwall Wildlife Site on the coast	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Approximately half of the site is Grade 2 – split over two separate areas to the east and west of the site.	
Flood Zones 2 and/or 3	No designation / Not adjacent to designation	
Topography	The land rises to the south eastern corner of the cell towards a plateau and the cliff tops beyond to the south east. To the west of the cell, the land drops off from the centre of the cell towards the Mean Valley to the west	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Golf Course to eastern half of site. Wooded area to the west with some existing built development.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	LCA – Helford River: CA09; LDU number 156 – Hard Rock Plateau – Shallow brown soils on Hard rock	
Historic Landscape Character Assessment 1994: Reference LCA & LCZ	Recreational - Post medieval enclosed land - Farmland: medieval – Post Medieval enclosed land	
Aspect (solar gain)	The western part of this cell have a south / westerly aspect, with the eastern half of the cell being a plateau, before sloping to the east towards the coastline at Swanpool.	
Current land cover	The majority of cell is a Golf Course to its eastern half. Land to the west is in part wooded before dropping into the valley to the west.	
<b>Overall Comment / Recommendation</b>	This large cell is wholly within the coastal AONB and includes a golf course. Whilst being afforded relevant protection by this designation, this cell should not be discounted at this stage, but more rigorously assessed at the next phase of assessment.	

Cell Number: 2	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	The site is immediately adjacent to the AONB, which extends into the southern extremity of cell 2.	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	Two areas of land within cell 2 are covered by Tree Preservation Orders – surrounding Roscarrick House and Menehay House, two other linear areas of trees are also covered adjacent to these properties.	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	A number of Listed Buildings are within this cell, at Roscarrick House, Roscarrick Farm, Menehay House and Budock Church. A Scheduled Ancient monument is within the cell at Budock Church.	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Approximately half of the site is Grade 2 (eastern half of site) – with the remaining western half of the cell being Grade 3.	
Flood Zones 2 and/or 3	Small area of cell is Zone 2 / 3a and functional flood zone 3b At its western boundary – along the Maen Valley towards Budock Water.	
Topography	At its Northern end, the cell slopes gently upwards from east to west, levelling off around Menehay House area. Further to the south of the cell, the land drops from Roscarrick house towards Roscarrick, where the land drops significantly into the valley to the south and west, towards the Maen Valley beyond to the south	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Existing built development including residential / agricultural buildings, and Budock Church and its associated graveyard.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	LCA – Helford River: CA09; and LCA – Fal Ria, Truro and Falmouth – CA13 LDU Number 104: Hard rock slopes and ridges – Shallow brown soils on hard rock LDU Number 159 – Hard Rock Plateau – Shallow brown soils on hard rock	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Recreational – Farmland – Medieval: the agricultural heartland, with settlements documented before the 17 <sup>th</sup> Century.	
Aspect (solar gain)	The northern part of this site has a north easterly aspect, facing towards Falmouth. The southern half of the cell drops away to the south and west.	
Current land cover	Primarily agricultural field systems, some tree lined hedgerows. Various access roads / drives to existing built development. To the North west extremity of the site lies Budock Church with its associated graveyard.	
<b>Overall Comment / Recommendation</b>	Some areas of concern around environmental assets / constraints on site, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment.	

Cell Number: 3	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	Cell 3 is adjacent to an area of Trees protected by a Tree Preservation Order at Budock Vicarage.	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	A Listed building is within this cell at Lower Kergilliack, to the north of the cell.	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	No Grade 1 / 2 land within cell. Entire cell area is Grade 3 land	
Flood Zones 2 and/or 3	Small area of cell is Zone 2 / 3a and functional flood zone 3b at the centre of the cell area.	
Topography	Cell slopes significantly upwards from its eastern boundary towards the western boundary. The rate of this increase in levels lessens towards the western boundary as it approaches a plateau further to the west.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Footpaths crossing the site from south eastern corner to the western boundary. Some evidence of natural water springs towards the western boundary	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	LCA – Fal Ria, Truro and Falmouth – CA13 and LCA – Carnmenellis; CA10 LDU Number 159 – Hard Rock Plateau – Shallow brown soils on hard rock LDU Number 163 Hard rock uplands – impoverished soils on igneous rocks	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Post Medieval Enclosed Land – Plantations and scrub – Plantations and scrubland. Farmland : Medieval	
Aspect (solar gain)	Primary aspect is to the east facing towards Falmouth, rising to a plateau to the west of the site.	
Current land cover	Primarily agricultural field systems, some tree lined hedgerow systems.	
<b>Overall Comment / Recommendation</b>	Some areas of concern around environmental assets / constraints on site, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment.	

Cell Number: 4	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	Cell 4 is adjacent to Tree Preservation Orders at Budock hospital and Falmouth School	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Cell immediately adjacent to listed buildings and an Ancient Monument to the east of the cell boundary.	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Around half of the cell area is Grade 2 land	
Flood Zones 2 and/or 3	No designation / Not adjacent to designation	
Topography	Cell slopes gently from the western boundary to the east. The levels' drop more significantly to where it meets the railway line. Further to the east, into the valley, the gradient drops more significantly. A levelled area lies to the south eastern corner of the cell.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	The railway line runs from the northern boundary in an south easterly direction until it meets the southern boundary	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell is within LCA reference CA 13: Fal Ria, Truro and Falmouth The western third of the cell is within LDU number 159: Hard rock cliffs – shallow brown soil on hard rock. The eastern element of cell is within LDU number 165: hard rock cliffs – shallow brown soils on hard rock.	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	The eastern element of the cell is within Farmland: Medieval, Communications; and Settlement C20. The western element of the cell is within Farmland: Medieval.	
Aspect (solar gain)	The cell has an easterly aspect.	
Current land cover	Agricultural field systems, open grassed sports fields, railway line, hard surfaced sports pitch	
<b>Overall Comment / Recommendation</b>	Some issues surrounding topography and physical constraints. Revise cell extent to address constraint. Amended cell should remain for the next phase of assessment. Consider alongside accessibility assessment.	

Cell Number: 5	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	Site immediately adjacent to an area of significant woodland cover – BAP Habitat Action Plan woodland, which extends into the western extremities of cell 5 to a minor extent.	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	A small area of Cell includes a Tree Preservation Order at Kergilliack Cottage. Adjacent to the northern boundary, at its eastern extent is a RIGS designation at the Penryn by-pass cutting	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	The cell is adjacent to a listed building at the centre of its southern boundary, at Higher Kergilliack.	
Ecological assets – CWS, LNR, BAP habitat	A small part of the cell is within a larger Cornwall Wildlife Site on its western boundary. The remainder of the Wildlife Site is adjoining / adjacent to the north western boundary of the cell.	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Small part of the site at the east of the cell is grade 2. The remainder of the cell is Grade 3.	
Flood Zones 2 and/or 3	Small area of cell is Zone 2 / 3a and functional flood zone 3b at the centre of the cell area.	
Topography	Cell slopes up from the north eastern corner to a higher plateau to the southern boundary, but slopes away down to the College Reservoir to the western extremity of the cell area.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Clusters of existing buildings, residential / agricultural .  Hillhead Road passes through the north eastern corner of the site, with College Reservoir bounding the cell to the west.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	The cell is within LCA number CA 13 Fal Ria, Truro and Falmouth and LCA number CA 10 Carnmenellis LDU number 159: Hard rock Plateau – shallow brown soils on hard rock and LDU 163: Hard rock uplands – impoverished soils on igneous rocks	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Post Medieval Enclosed Land, Communications and Farmland: Medieval	
Aspect (solar gain)	Generally upland plateau	
Current land cover	Primarily agricultural field systems, with some tree lined hedgerows. Some small elements of built development.	
<b>Overall Comment / Recommendation</b>	Concerns over proximity to environmental assets / constraints, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment.	

Cell Number: 6	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	No designation / Not adjacent to designation	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Cell is immediately adjacent to and adjoins the Conservation Area and adjacent to a listed building at Eastwood Road	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Around half of the cell area is Grade 2 land.	
Flood Zones 2 and/or 3	Site is adjacent to the estuary, flood zones 2 and 3a	
Topography	Steeply sloping site from the southern boundary adjoining the A39 to the valley bottom to the north.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	The railway line passes this site at the south / western boundary. The main A39 form the southern boundary of this cell area.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell within LCA number CA 13: Fal Ria, Truro and Falmouth Cell within LDU number 165: Hard rock Cliffs – Shallow brown soil on hard rock	
Historic Landscape Character Assessment 1994 - Reference LCA & LCZ	Farmland: Medieval	
Aspect (solar gain)	Cell has an easterly to north easterly aspect	
Current land cover	Agricultural field systems with tree lined hedgerows. Railway line passes the south western extremity of the site.	
<b>Overall Comment / Recommendation</b>	Some issues surrounding topography and environmental constraints, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment.	

Cell Number: 7	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	Site immediately adjacent to an area of significant woodland cover – BAP Habitat Action Plan woodland, which extends into the northern parts of cell 7 adjoining existing built development	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	A notable area of cell 7 is covered by Tree Preservation Orders. This cell is also in close proximity to a RIGS designation at its southern extremity, at the Penryn By-pass cutting.	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	Cell is adjacent to part of the Penryn Conservation Area to its eastern boundary, a Listed Building at Kernick House to its western boundary and a listed railway viaduct at Glasney, to its northern boundary.	
Ecological assets – CWS, LNR, BAP habitat	A significant area of land within this cell is covered by a larger Cornwall Wildlife Site – running from the south western corner of the site to its northern boundary.	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Small part of the site at the east of the cell is grade 2. Most of the remaining land is Grade 3.	
Flood Zones 2 and/or 3	A significant proportion of the cell is Zone 2 / 3a and functional flood zone 3b along the Glasney Valley.	
Topography	The cell slopes notably from the north and south into the valley bottom which runs from the west to the east	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	A water drainage system and reservoir are situated within the cell to the west, with the river system running through the site in a west to north east direction. A water treatment works located to the south western end of the cell. The railway line also passes this cell along the north and eastern boundaries.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell within LCA numbers CA10 and CA13 LDU number 165: Hard rock Cliffs – Shallow brown soils on hard rock	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Farmland: Medieval – Settlement C20 – Plantations and Scrub – Communications	
Aspect (solar gain)	Parts of site have northerly aspect, other parts have easterly aspect	
Current land cover	This cell comprises a number of different land covers including agricultural fields to the eastern end of the cell, with woodland coverage to the north western end of the cell. The reservoir also accounts for some of the land coverage to the west of the cell, along with the river system running through the site from west to north east area of the cell.	
<b>Overall Comment / Recommendation</b>	Concerns over proximity to environmental assets / constraints within the cell, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment	



Cell Number: 8	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	Significant area of site is covered by an area of significant woodland cover – BAP Habitat Action Plan woodland, covering a significant proportion of the southern area of cell 8.	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	No designation / Not adjacent to designation	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	A number of Listed Buildings are adjacent to the south western boundary of this cell, at Antron Farm.	
Ecological assets – CWS, LNR, BAP habitat	A significant area of land covering the south eastern area of this cell is covered by a larger Cornwall Wildlife Site	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	None of the cell area is Grade 1 or Grade 2 land.	
Flood Zones 2 and/or 3	Site is adjacent to flood zones , 3a and functional flood zone 3b at its western boundary	
Topography	Cell slopes significantly down into the valley from the west to the east, towards the College Reservoir	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Other than tree lined hedgerow system and woodland area to east of cell, no other physical constraints	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell within LCA number CA10 LDU number 163: Hard rock uplands – impoverished soils on igneous rocks	
Historic Landscape Character Assessment 1994 - Reference LCA & LCZ	Farmland: Medieval - Plantations and Scrub	
Aspect (solar gain)	Cell has an easterly aspect	
Current land cover	Mixture of agricultural field systems, with significant planted hedgerows, and a larger expanse of woodland area adjacent to College reservoir to the east of the cell.	
<b>Overall Comment / Recommendation</b>	Concerns over proximity to environmental assets / constraints within the cell. Reduce cell coverage to avoid asset. Consider remainder of cell as part of next phase of assessment.	

Cell Number: 9	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	Site immediately adjacent to an area of significant woodland cover – BAP Habitat Action Plan woodland, which extends into the western extremities of cell 9 to a minor extent	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	No designation / Not adjacent to designation	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation / Not adjacent to designation	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	Significant proportion of the cell is covered by a Mineral Consultation Area	
Agricultural grade of land	None of the cell area is Grade 1 or Grade 2 land.	
Flood Zones 2 and/or 3	Cell is adjacent to Zone 2, zone 3a and functional flood zone 3b	
Topography	Majority of cell is gently sloping, with some steeper gradients towards the south and west..	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	The major constraint on this land is the active minerals operation in the quarry to the west of the cell. The cell boundary will need to be amended to its north western boundary to address this operation and land ownership.	
<b>Other information – not scored</b>		
CPRE Tranquillity Map	Not used.	
Cornwall LCA / LDU	Cell is within LCA number CA10. LDU number 163: Hard rock uplands – Impoverished soils on igneous rocks	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Farmland: Medieval Plantations and Scrub Communications	
Aspect (solar gain)	Slight north easterly aspect	
Current land cover	Generally agricultural field system / hedgerow system. Some scrubland growth to parts of cell to north and NW boundary.	
<b>Overall Comment / Recommendation</b>	Concerns over the constraint of the Mineral activity operating to the west of this cell, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment	

Cell Number: 10	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	Site immediately adjacent to an area of significant woodland cover – BAP Habitat Action Plan woodland, which adjoins the southern boundary of cell 10.	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	No designation / Not adjacent to designation	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation / Not adjacent to designation	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	Significant proportion of the cell is covered by a Mineral Consultation Area	
Agricultural grade of land	None of the cell area is Grade 1 or Grade 2 land.	
Flood Zones 2 and/or 3	Site is adjacent to Zone 2, zone 3a and functional flood zone 3b at its southern boundary.	
Topography	Sloping site from the lower south eastern corner of the cell increasing to the higher north west corner of the cell.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Mostly agricultural land, however two large wind turbines situated adjacent to the north western boundary of the cell	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell within LCA number CA 10. LDU number 163: Hard rock uplands – Impoverished soils on igneous rocks LDU number 258; Hard rock uplands: Impoverished humic soils on igneous rocks	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Farmland: Medieval	
Aspect (solar gain)	Generally a southerly aspect	
Current land cover	Primarily agricultural field systems / hedgerows	
<b>Overall Comment / Recommendation</b>	Concerns over Minerals operation and Wind turbines in proximity to cell and constraints this generates but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment	

Cell Number: 11	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	Site immediately adjacent to an area of significant woodland cover – BAP Habitat Action Plan woodland, which extends into the Southern extremities of cell 11 to a minor extent	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	This cell is immediately adjacent to Tree Preservation Orders at Treleiver Road and at Roskrow Farm	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation / Not adjacent to designation	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Small part of the site at the east of the cell is grade 2. remainder of cell area is Grade 3	
Flood Zones 2 and/or 3	A small area to the southern extremity of the cell is within Zone 2, zone3a and functional flood zone 3b	
Topography	Western half of site sloping towards the higher ground to the east. The eastern side of the cell then slopes significantly down to the eastern and south eastern boundaries of the cell. The land drops significantly to the south into the Treleiver Road valley which runs into Penryn.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	The cell includes clusters of existing buildings that would impact upon any new built development.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell is within LCA number CA10: Carnmenellis and CA 13 Fal Ria, Truro and Falmouth LDU number 163: Hard rock uplands: Impoverished soils on igneous rocks LDU number 058: Hard rock Plateau: shallow brown soils on hard rock	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Plantations and SCRUB - Post Medieval Enclosed land – Communications - Farmland: Medieval	
Aspect (solar gain)	Westerly element of cell is part of plateau, reminder has an easterly aspect.	
Current land cover	Primarily agricultural field systems, with notable tree lined hedgerows, some larger field systems. Characteristic sunken lanes are also present. Some clusters of agricultural, residential and commercial buildings. Railway line adjacent to the east / southeast boundary of cell.	
<b>Overall Comment / Recommendation</b>	Concerns over proximity to environmental assets / constraints within small elements of the cell, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment	

Cell Number: 12	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	No designation / Not adjacent to designation	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	An adjacent listed building is located immediately to the north of this cell at Lower Treluswell, and the Penryn Conservation Area is adjacent to its south eastern boundary	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	Small part of the site at the north of the cell is grade 2. Most of the remaining cell area is Grade 3.	
Flood Zones 2 and/or 3	A small area to the western extremity of the cell is within Zone 2, zone3a and functional flood zone 3b	
Topography	Land steeply slopes to the southern end of the cell towards the valley bottom.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Land surrounded on both sides by transport infrastructure – railway line to the west and main road B3292 to the east. Land within cell is steeply sloping and very constrained between these two elements of infrastructure.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell is within LCA number CA13: Fal Ria, Truro and Falmouth	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Post Medieval Enclosed land Plantations and Scrub Farmland: Medieval	
Aspect (solar gain)	South easterly aspect	
Current land cover	Enclosed land with significant scrubland growth	
<b>Overall Comment / Recommendation</b>	Cell is heavily constrained by significant infrastructure to both sides, and its topography. Amend cell coverage to address constraints. Amended cell should remain for the next phase of assessment. Consider alongside accessibility assessment	

Cell Number: 13	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	An Area of Great Landscape Value is located adjacent to the northern boundary of this cell. The cell is adjacent to a Tree preservation Order at its Southern end and, and to a second TPO at its south eastern extremity which is within the adjacent cell 14.	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	An adjacent listed building is located immediately to the north east of this cell at Lower Treluswell, and the Penryn Conservation Area adjoins this cell at its western boundary	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	A significant proportion of the cell area is Grade 2 land.	
Flood Zones 2 and/or 3	Site is adjacent to Zone 2, zone 3a and functional flood zone 3b at its south western boundary	
Topography	Cell rises significantly from the south eastern boundary to the north and east where the land begins to plateau to the north.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Primarily agricultural field systems, including tree planted hedgerow systems, and sunken lanes. Land rises significantly towards the north and east, and levels out towards the plateau to the north and east of the cell.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell is within LCA number CA13: Fal Ria, Truro and Falmouth LDU number 058; Hard rock plateau – shallow brown soils on hard rock	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Post Medieval Enclosed Land Farmland: Medieval	
Aspect (solar gain)	Generally south to south westerly aspect	
Current land cover	Generally agricultural field systems with tree lined hedgerow system Lane runs from NW to SE direction tree lined	
<b>Overall Comment / Recommendation</b>	Elements of this site are higher grade agricultural land. Overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment	

Cell Number: 14	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	Cell 14 is immediately adjacent to an AONB along its entire eastern boundary	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	A small part of a larger Area of Great Landscape Value is within the northern part of this cell. A number of separate Tree Preservation Orders are within this cell in its western and south eastern parts.	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	The south western corner of this cell is covered by the Penryn Conservation Area and is adjacent to remainder of the Conservation Area and a number of Listed Buildings at Church Road Penryn.	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	No designation / Not adjacent to designation	
Agricultural grade of land	A significant proportion of the cell area is Grade 2 land.	
Flood Zones 2 and/or 3	A small part of the southern extremity of the cell is covered by flood zones 2 and 3a at Gorrangorras Creek	
Topography	Land slopes notably down from the north west to the valley bottoms and estuary to the south eastern corner of the cell. A number of smaller valley systems also evident such as Bissom. Land at north west of cell levels out towards the plateau further to the north west	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Primarily agricultural field systems, including tree planted hedgerow systems, and sunken lanes. Land drops significantly towards the south and east, towards the estuary.	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell is within LCA number CA13: Fal Ria, Truro and Falmouth LDU number 058; Hard rock plateau: shallow brown soils on hard rock - LDU number 161: Hard rock cliffs – shallow brown soils on hard rock	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Farmland: Medieval - Settlement C20	
Aspect (solar gain)	Generally a southerly to westerly aspect	
Current land cover	Generally agricultural field systems / tree lined hedgerow system. Some built development – nursery / glasshouses – scattered agricultural / residential properties	
<b>Overall Comment / Recommendation</b>	Concerns over proximity to environmental assets / constraints within the cell, but overall cell should remain for the next phase of assessment. Consider alongside accessibility assessment	

Cell Number: 15	Commentary	Impact of Development
<b>Significant assets / constraints</b>		
Ancient woodland, significant woodland cover, Dune systems	No designation / Not adjacent to designation	
SSSI, SAC, Heritage Coast, AONB	No designation / Not adjacent to designation	
<b>Other assets / constraints</b>		
OARS?, AGLV, RIGS?	No designation / Not adjacent to designation	
Historic & cultural value e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments	No designation / Not adjacent to designation	
Ecological assets – CWS, LNR, BAP habitat	No designation / Not adjacent to designation	
Mineral Consultation Area	Small proportion of northern element of cell is within designation	
Agricultural grade of land	None of the cell area is Grade 1 or Grade 2 land.	
Flood Zones 2 and/or 3	No designation / Not adjacent to designation	
Topography	Northern element of cell relatively flat – some gentle slopes. Southern element of cell has some steeper gradients.	
Physical constraints / other factors which will have impact on feasibility of site for development (contamination/mine remains etc, main sewers, gas mains, pylons etc)	Part of undeveloped element of cell is used as school / public playing field	
<b>Other information – not scored</b>		
Cornwall LCA / LDU	Cell within LCA number CA10: Carnmenellis. LDU number 163: Hard rock uplands – impoverished soils on igneous rocks	
Historic Landscape Character Assessment 1994 Reference LCA & LCZ	Farmland - Medieval	
Aspect (solar gain)	Generally cell has south east aspect.	
Current land cover	Generally agricultural field system – grassed – adjoining existing built development of residential estates	
<b>Overall Comment / Recommendation</b>	Cell performs well in terms of environmental constraints, and should remain for the further stages of assessment	